

MAP OF BOUNDARY SURVEY

LOCATION MAP
SECTION 7, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
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ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
C.B.	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.G.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
— — —	=DENOTES WOOD FENCE
x — —	=DENOTES CHAIN LINK FENCE
— x —	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
■	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
▒	=DENOTES BRICK
■	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
LOT 5, BLOCK 3, OF "CORAL GABLES SECTION C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
FOLIO NO. 03-4107-014-0310

1024 OBISPO AVENUE,
CORAL GABLES, FLORIDA 33134-3556

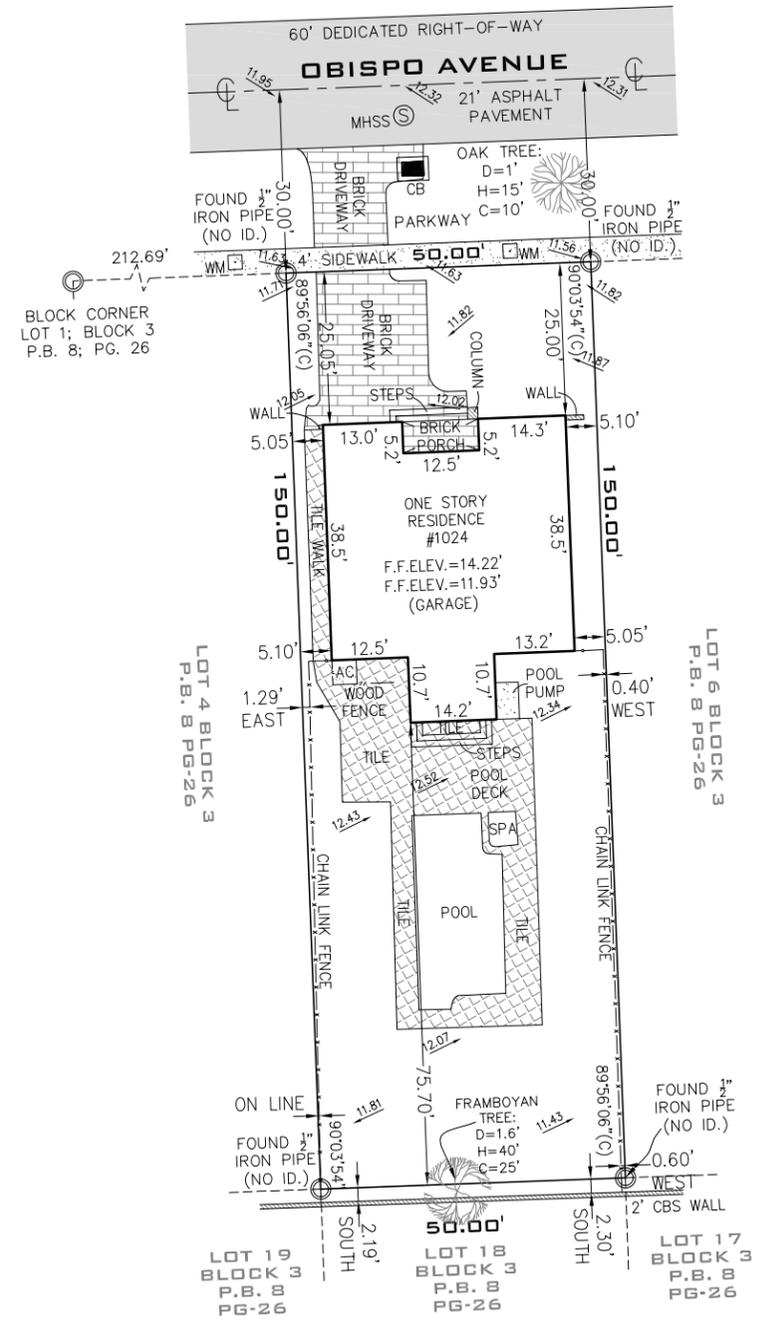
AREA OF PROPERTY: 7,500 SQUARE FEET AND/OR 0.172 ACRES MORE OR LESS.

CERTIFIED TO:
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

—WILLIAM JOHN REILLY

SURVEYOR'S NOTES:

- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- TYPE OF SURVEY: BOUNDARY SURVEY
- ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CORAL GABLES SECTION C" RECORDED IN PLAT BOOK 8, AT PAGE 26.
- THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 4202, FLORIDA STATUTE.

SIGNED: *[Signature]* FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA SP.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X	
ELEVATION:	N/A	
COMMUNITY:	120639	
PANEL:	12086C0294	
DATE OF FIRM:	09-11-2009	
SUFFIX:	L	
ORIGINAL FIELD WORK SURVEY DATE	04-07-2020	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
04-13-2020	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
JOB No.		
2004-0020		

PROJECT INFORMATION:

ADDRESS: 1024 OBISPO AVE.
CORAL GABLES, FL 33134

OWNER: WILLIAM JOHN REILLY

ZONING: SFR - SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION: CORAL GABLES SEC C PB 8-26 LOT 5 BLK 3

FOLIO NUMBER: 03-4107-014-0310

YEAR BUILT: 1940

TYPE CONSTRUCTION: TYPE III

ALTERATION LEVEL: LEVEL II FBCE 2017 6TH EDITION

FLOOD ZONE: "X"

ZONING LEGEND

ZONING DISTRICT: SFR NET LOT AREA: N/A GROSS LOT AREA: 7,500 SF

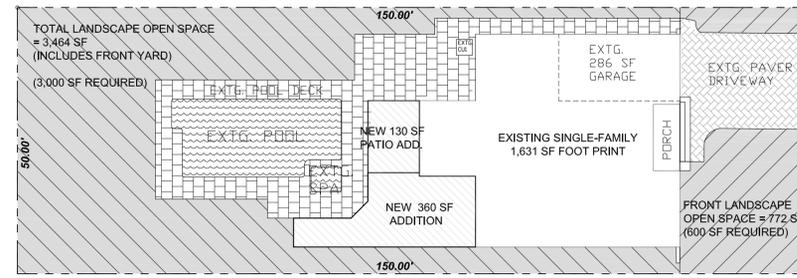
MAX LOT COVERAGE ALLOWED: 35 %
MAX LOT COVERAGE W/POOL: 45 %

LOT COVERAGE: 1,344 SF EXISTING RESIDENCE (UNDER AIR)
170 SF EXISTING LOFT (UNDER AIR)
360 SF MASTER SUITE ADDITION (UNDER AIR)
62 SF EXTG COVERED PORCH
286 SF EXISTING GARAGE
130 SF COVERED PATIO ADDITION
2,352 SF PROPOSED LOT COVERAGE = 31.4% < 35% MAX
+ 427 SF EXTG. POOL & 26 SF EXTG. SPA
= 2,805 SF PROPOSED TOTAL LOT COVERAGE = 37.4% < 45% MAX (INCLUDING POOL & SPA)

SETBACK REQUIREMENTS

FRONT YARD SETBACK REQUIRED: 25' PROVIDED: 25' EXTG.
INTERIOR SIDE YARD SETBACK REQUIRED: 20% PROVIDED: 575" (20%) EXTG.
SIDE STREET SETBACK REQUIRED: 15' PROVIDED: N/A
REAR YARD SETBACK REQUIRED: 10' PROVIDED: 52.08' (NEW)

HEIGHT: 2 STORIES AND 29 FT MAX.
GARAGE: 600 SF MAX, OR 1/2 AREA OF MAIN BLDG. WIDTH MUST BE LESS THAN 1/2 WIDTH OF FACADE
COVERAGE: 35% AND 45% INCLUDING POOL
FAR: 48% FIRST 5,000 SF AND 35% OF NEXT 5,000 SF



LANDSCAPE OPEN SPACE CALCULATION

LOT SIZE: 7,500 SF
MIN. REQUIRED OPEN SPACE = 40%
7,500 SF x 0.40 = 3,000 SF MIN REQUIRED.
PROVIDED LANDSCAPE OPEN SPACE = 3,464 SF ✓

AT LEAST 20% OF REQUIRED 40% SHALL BE IN THE FRONT YARD. (3,000 SF x 0.20 = 600 SF)
PROVIDED LANDSCAPE OPEN SPACE IN FRONT YARD = 772 SF ✓

2 LANDSCAPE OPEN SPACE

SCALE: 1/16" = 1'-0"

OBISPO AVE.

C:\Users\Steve\Dropbox\ROOMSCAPES\CRISTINA PEDRAZA ADD\AERIAL.jpg

#1024

LOCATION MAP

SCOPE OF WORK OVERVIEW:

THE PURPOSE OF THIS ADDITION IS TO ADD A NEW MASTER BEDROOM SUITE ADDITION AND COVERED PATIO TO THE REAR OF EXISTING SINGLE-FAMILY RESIDENCE.

- INSTALL NEW 360 SF MASTER-SUITE & 130 SF PATIO ADDITION PER PLAN.
- PROVIDE POOL SAFETY ALARMS @ REAR DOORS/WINDOWS

- NOTE:
- REFER TO INDIVIDUAL DISCIPLINES FOR COMPREHENSIVE SCOPE OF WORK.

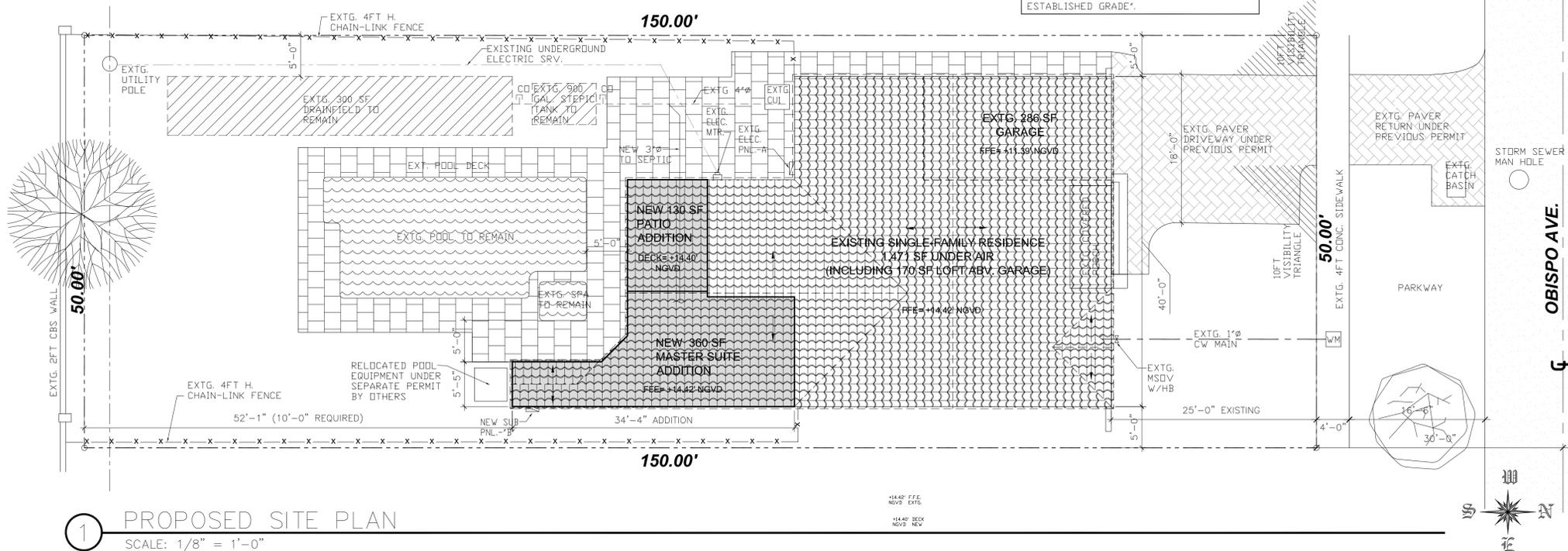
CODE NOTES:

- ALL WORK TO COMPLY WITH FBC 2017 6TH EDITION, NEC 2014
- FBCE 2017 LEVEL II ALTERATION
- CURRENT CORAL GABLES ZONING CODE.

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A SEPARATE PERMIT WILL BE REQUIRED FOR:
-WINDOWS & DOORS
-ELECTRICAL
-MECHANICAL
-PLUMBING
-ROOFING (BY OTHERS)



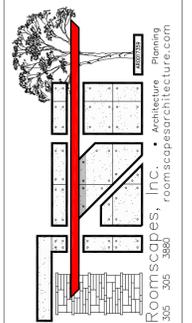
1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

VISIBILITY TRIANGLE NOTE:
THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

PROJECT NAME: **SINGLE-FAMILY ADDITION**
ADDRESS: 1024 OBISPO AVE.
CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: **STEVEN LURIA, RA**
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
305-305-3880



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

JOB No.: 20.01024.ADD

REVISIONS:

DATE: 8/08/2020
CHECKED BY: SRL
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
PROJECT INFORMATION,
PROPOSED SITE PLAN

SHEET No.: **SP-1**

GENERAL NOTES:

- SECONDARY MEANS OF ESCAPE SHALL COMPLY WITH N.F.P.A 101-21-2.2.3.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (N.F.P.A 101-21-2.4.3)
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED (N.F.P.A 101-21-2.4.4)
- NO DOUBLE CYLINDER KEY LOCKS OR KEY OPERATED CHAIN LOCKES SHALL BE INSTALLED ON THE FRONT ENTRANCE DOOR (N.F.P.A 101-21-2.4.6)
- INTERIOR FINISH OF WALL AND CEILINGS SHALL BE FLAME SPREAD INDEX CLASS C OR BETTER (N.F.A. 101-21-3.2.1)
- ALL BATHROOM FLOORS AND BASE SHALL BE OF IMPERVIOUS MATERIAL
- SHUTTER ALL NON IMPACT RESISTANT OPENINGS.
- THE ENTRY DOOR SHALL BE CONSIDERED AN EGRESS DOOR AND IMPACT TEST SHALL BE PROVIDED.
- ALL UPPER CABINETS AT KITCHEN SHALL BE 42" HIGH WITH FULL BACKSPASHES
- INTERIOR PARTITIONS TO BE 2x4 WD. STUDS @ 24" O.C MAX. WITH 1/2" GYP.BD. EA. SIDE.
- ALL BACKSPASHES AT BATHS TO BE 4" HIGH
- MASTER BATH VANITIES TO BE 36" HIGH WITH 4" BACKSPASHES MIRROR TO BE 48" HIGH
- SECONDARY BATH VANITIES TO BE 30" HIGH WITH 4" BACKSPASHES MIRROR TO BE 48" HIGH
- PROVIDE TILE AT ALL FRONT ENTRY DOOR THRESHOLDS.
- INSTALL 1/2" CEMENT BOARD AT ALL NEW TUBS, SHOWERS, AND WATER RESISTANT GWB @ WATER CLOSETS
- ALL SMOKE DETECTORS TO BE ON ARC FAULT PROTECTED BEDROOM CIRCUIT, INTERCONNECTED, AND HARD WIRED WITH BATTERY BACKUP.

CODE NOTES:

ALL WORK TO COMPLY WITH FBC 2017 6TH EDITION, NEC 2014
FBC LEVEL II ALTERATION, CURRENT CORAL GABLES ZONING CODE

SAFEGUARDS:

- THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE CAT II SAFETY GLAZING
- OPERABLE OR NON-OPERABLE GLAZED PANELS LOCATED ADJACENT TO A DOOR IN THE SAME PLANE SHALL BE OF CAT II SAFETY GLAZING. AND WHERE NEAREST EDGE OF THE GLAZING MATERIALS IS WITHIN 12" FROM THE DOOR IN THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 48" FROM THE FINISHED FLOOR

GENERAL BUILDING NOTES:

BACKING FOR WALL-HUNG FIXTURES NOTES

WHERE WALL-HUNG FIXTURES ARE PROVIDED, 2"x4" BRACING BETWEEN STUDS, AT POINT OF ATTACHMENT OF FIXTURE WILL BE PROVIDED TO WITHSTAND 200 LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)

A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE, WALL CABINET AND TO ALLOW FUTURE INSTALLATION OF GRAB BARS BEHIND TOILET AND TUB SIDES.

BATHROOM/CLOSETS DOORS SAFETY NOTES

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

EGRESS WINDOW SPECIFICATIONS

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20IN IN WIDTH, 24IN IN HEIGHT AND 5.75 SQ FT IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44N A.F.F.

ACCESSIBILITY NOTES

ALL LIGHT SWITCHES TO BE 44" ABOVE FLOOR & RECEPTACLES TO BE 16" ABOVE FLOOR. AT LEAST ONE BATHROOM DOOR TO BE MIN. 32" CLEAR WIDE. ALL WORK TO BE IN COMPLIANCE WITH FBC ACCESSIBILITY CODE CHAPTER 233.3 FOR SINGLE FAMILY RESIDENCES.

EGRESS DOORS SAFETY NOTES:

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED. ALL WINDOWS TO BE PROTECTED WITH DADE COUNTY PRODUCT CONTROL APPROVED STORM SHUTTERS OR SPECIFIED IMPACT RATED GLASS.

SHOWER NOTE

SHOWER/BATHTUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" (INCHES) ABOVE THE COMPARTMENT OF THE DRAIN. (TYP.) PER F.B.C. P2708

SECURITY AND FORCED ENTRY PREVENTION

- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT.
- THE ACTIVE LAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS AND NON-EXPOSED SCREWS.
- GLSSS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES STANDARD 297.1.
- VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATION DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE ANSI STANDARD 297.1.
- ALL SLIDING GLASS DOORS SHALL COMPLY WITH THE F.B.C. 2017 EDITION ANS SHALL HAVE CAT II SAFETY GLAZING AS REQUIRED.
- ALL WINDOWS SHALL COMPLY WITH THE F.B.C. 2017. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARS FOR FORCE ENTRY RESISTANCE, A.A.M.A. 1303.3 PROVIDE LOCKS AS PER F.B.C. 2017 EDITION EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
- IN ADDITION, ALL GLAZING THAT IS PERMISSIBLE SHALL COMPLY WITH THE F.B.C. 2017 EDITION

APPLICABLE ITEMS OF CHAPTER 24 OF FBC. 2017

RE: DOORS AND OPERATIVE WINDOWS IN EXTERIOR WALL

- THE DESIGN AND APPROVAL OF SLIDING DOORS, SWINGING DOORS AND OPERATIVE WINDOWS IN EXTERIOR WALLS, INCLUDING THE SUPPORTING MEMBERS SHALL BE BASED ON THE PROPOSED USE-HEIGHT ABOVE GRADE IN ACCORDANCE WITH CHAPTER 16 (HIGH VELOCITY HURRICANE ZONES) AS PER FBC 2411.3.1.1
- MAXIMUM GLASS SIZES SHALL COMPLY WITH ASTM E1300 PER FBC 2411.3.1.2
- GLAZING IN SLIDING, SHOWER OR TUB ENCLOSURES, AND IN SWINGING DOORS SHALL BE SAFETY-GLAZING COMPLYING WITH 16CFR 1201, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION, AND AS DESCRIBED IN 2411.3.1.1 THRU 2411.3.1.5 FBC
- DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCTS. FBC TABLE 2406.2(1)
- DOOR, BATH AND SHOWER ENCLOSURE AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQ.FT. IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS. AS PER FBC TABLE 2406.2(1)
- CATEGORY I GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 150 LB.-FT. (102 Nm) IMPACT TEST. FBC. 2411.3.1.3.3
- CATEGORY II GLAZING PRODUCTS SHALL BE CAPABLE OF WITHSTANDING A 400 FT-LB (542 Nm) IMPACT TEST. AS PER 2411.3.1.3.4 FBC
- DOORS SHALL BE DESIGNED TO BE READILY OPERATIVE WITHOUT CONTACT WITH THE GLASS. FBC 2411.3.1.3.5

FOOTING NOTE:

ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE AS PER FBC R403.1.4.

WOOD NOTE:

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY WALLS, AND GROUND SHALL BE PRESSURE-TREATED OR NATURALLY DURABLE AS PER FBC R317.1 & FBC 2304.12.1.

INTERIOR FINISH NOTES:

- ALL INTERIOR FINISHES TO HAVE A MAXIMUM FLAME SPREAD INDEX OF 200 PER FBCR 302.9.1
EXCEPTION: FLAME-SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLD, CHAIR RAILS, BASEBOARDS AND HANDRAILS; TO DOORS AND WINDOWS OR THEIR FRAMES; OR TO MATERIALS THAT ARE LESS THAN 1/28 INCH (0.907 MM) IN THICKNESS CEMENTED TO THE SURFACE OF WALLS OR CEILINGS IF THESE MATERIALS HAVE A FLAME-SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER FBCR 302.9.2
- INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE ENVELOPED INDEX OF NOT MORE THAN 450 PER FBCR 302.10.1.

SWIMMING POOL SAFETY:

R4501.17 OUTDOOR SWIMMING POOLS
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1 THROUGH R4501.17.3

R4501.17.1.1
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R4501.17.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.4
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.5
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.6
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE MAX. 2-1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1-3/4 INCHES (44 MM).

R4501.17.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4101.17.1.1 THROUGH R4101.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE. THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4501.17.1.9
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

- EXCEPTIONS:
- A.SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
 - B.WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
 - C.SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

2.ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

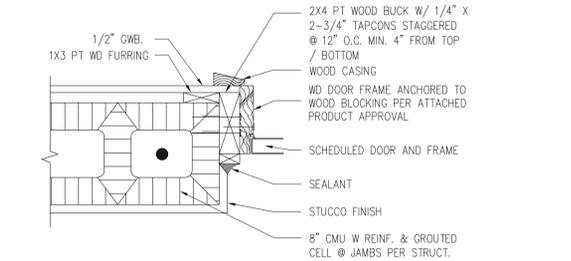
3.A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS. FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.

R4501.17.1.12
THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

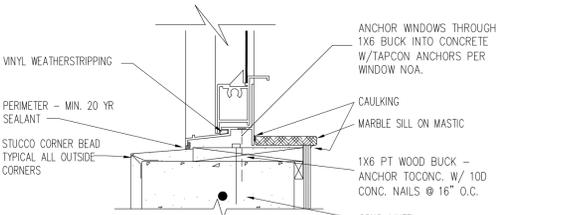
R4501.17.1.13
REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER. SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OR ALL OF THE "BARRIER" AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

R4501.17.1.15
A MESH SAFETY BARRIER MEETING THE REQUIREMENTS OF SECTION R4501.17 AND THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE CONSIDERED A BARRIER AS DEFINED IN THIS SECTION:

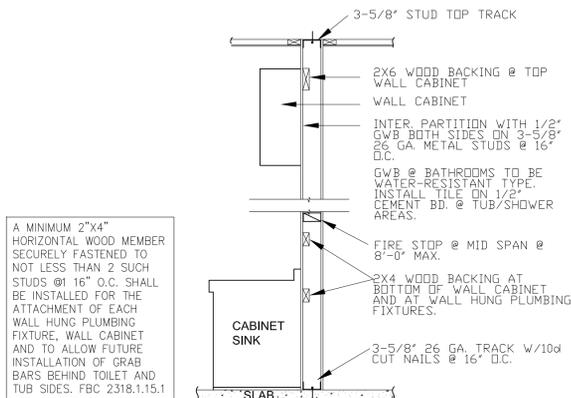
- INDIVIDUAL COMPONENT SUPPORT POSTS SHALL BE CAPABLE OF RESISTING A MINIMUM OF 52 POUNDS (229 N) OF HORIZONTAL FORCE PRIOR TO BREAKAGE WHEN MEASURED AT A 36-INCH (914 MM) HEIGHT ABOVE GRADE. VERTICAL POSTS OF THE CHILD MESH SAFETY BARRIER SHALL EXTEND A MINIMUM OF 3 INCHES (76 MM) BELOW DECK LEVEL AND SHALL BE SPACED NO GREATER THAN 36 INCHES (914 MM) APART.
- THE MESH UTILIZED IN THE BARRIER SHALL HAVE A MINIMUM TENSILE STRENGTH ACCORDING TO ASTM D5034 OF 100 POUNDS PER FOOT, AND A MINIMUM BALL BURST STRENGTH ACCORDING TO ASTM D3787 OF 150 POUNDS PER FOOT. THE MESH SHALL NOT BE CAPABLE OF DEFORMATION SUCH THAT A 1/4-INCH (6.4 MM) ROUND OBJECT COULD PASS THROUGH THE MESH.
THE MESH SHALL RECEIVE A DESCRIPTIVE PERFORMANCE RATING OF NO LESS THAN "TRACE DISCOLORATION" OR "SLIGHT DISCOLORATION" WHEN TESTED ACCORDING TO ASTM G53 (WEATHERABILITY, 1,200 HOURS).
- WHEN USING A MOLDING STRIP TO ATTACH THE MESH TO THE VERTICAL POSTS, THIS STRIP SHALL CONTAIN, AT A MINIMUM, #8 BY 1/2-INCH (12.7 MM) SCREWS WITH A MINIMUM OF TWO SCREWS AT THE TOP AND TWO AT THE BOTTOM WITH THE REMAINING SCREWS SPACED A MAXIMUM OF 6 INCHES (152 MM) APART ON CENTER.
- PATIO DECK SLEEVES (VERTICAL POST RECEPTACLES) PLACED INSIDE THE PATIO SURFACE SHALL BE OF A NONCONDUCTIVE MATERIAL.
- A LATCHING DEVICE SHALL ATTACH EACH BARRIER SECTION AT A HEIGHT NO LOWER THAN 45 INCHES (11 613 MM) ABOVE GRADE. COMMON LATCHING DEVICES THAT INCLUDE, BUT ARE NOT LIMITED TO, DEVICES THAT PROVIDE THE SECURITY EQUAL TO OR GREATER THAN THAT OF A HOOK-AND-EYE-TYPE LATCH INCORPORATING A SPRING ACTUATED RETAINING LEVER (COMMONLY REFERRED TO AS A SAFETY GATE HOOK).
- THE BOTTOM OF THE CHILD MESH SAFETY BARRIER SHALL NOT BE MORE THAN 1 INCH (25 MM) ABOVE THE DECK OR INSTALLED SURFACE (GRADE).



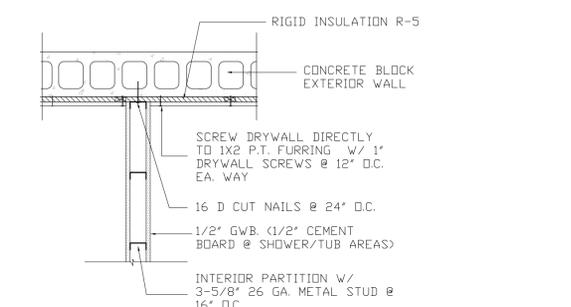
1 EXT. DOOR JAMB/ HEAD-TYP.
SCALE: N.T.S.



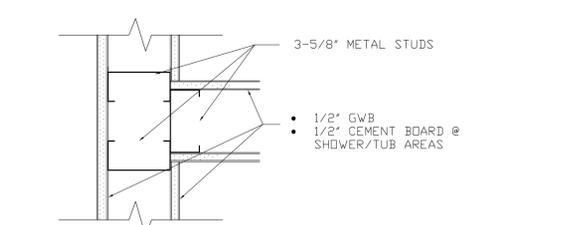
2 WINDOW SILL JAMB/HEAD SIM.
SCALE: N.T.S.



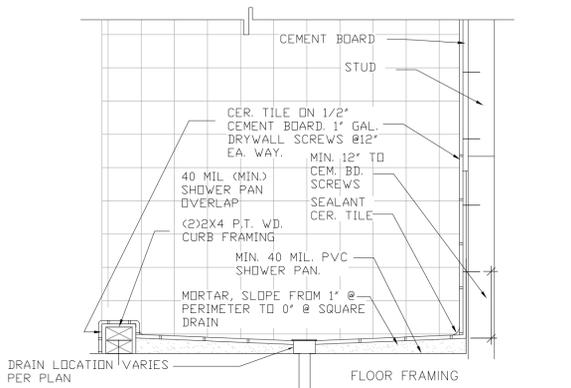
3 PARTITION DETAIL
SCALE: N.T.S.



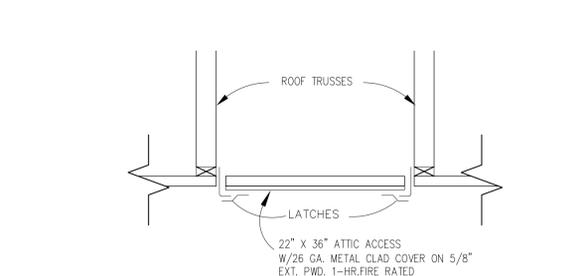
4 PARTITION DETAIL
SCALE: N.T.S.



5 PARTITION DETAIL
SCALE: N.T.S.



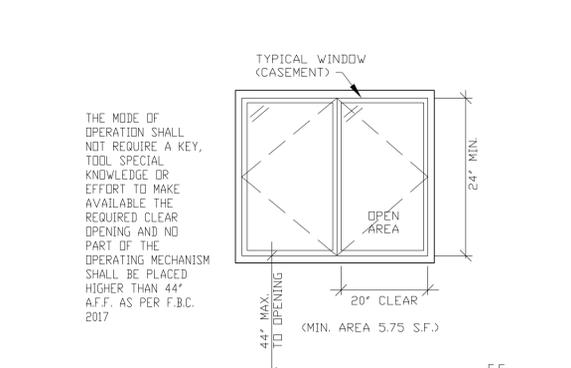
6 SHOWER/PAN DTL.
SCALE: N.T.S.



7 ATTIC ACCESS DETAIL
SCALE: N.T.S.

ATTIC ACCESS

IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROOF-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. R807.1



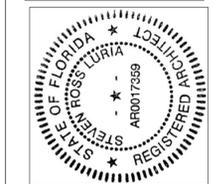
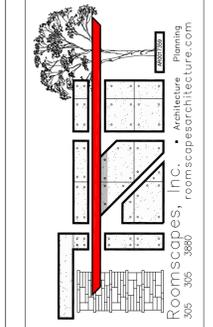
EGRESS WINDOW DETAIL-TYP.
SCALE: N.T.S.

WINDOW NOTES:

- UNLESS EXTERIOR WALL COMPONENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL GLAZING, DOORS AND WINDOWS OF ENCLOSED BUILDINGS HAVE SPECIFIED PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS, ALL SUCH COMPONENTS SHALL BE PROTECTED BY PRODUCT APPROVED STORM SHUTTERS. FBC R2413.1
- IMPACT RATED WINDOW & DOOR INSTALLATION WILL BE DETERMINED BY ACCEPTED APPROVED MANUFACTURER PRODUCT CONTROL. THIS ACCEPTANCE WILL BE GOVERNED BY NOA OR FLORIDA PRODUCT APPROVAL.

PROJECT NAME: SINGLE-FAMILY ADDITION
ADDRESS: 1024 OBISPO AVE.
CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO.: AR 0017359
305-305-3880



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JOB No.: 20.01024.ADD

REVISIONS:

DATE: 8/08/2020
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PLOT: 100%

SHEET INDEX:
GENERAL NOTES,
DETAILS

SHEET No.:
A-0

ROOM FINISH SCHEDULE

ROOM NAME	WALLS	FLOOR	CEILING	CLG HT	WALL FINISH	WALL COLOR	BASE	REMARKS
MASTER BEDROOM-1	1/2" GWB	WD. FLOOR TO MATCH EXTG.	1X6 WD. T&G	VARIABLE	PAINT	PER OWNER	WD. BASE MATCH EXTG.	OWNER TO SELECT FINISH MATERIALS
BATHROOM-1	1/2" GWB	TILE PER OWNER	5/8" GWB	+8'-4"	PAINT	PER OWNER	TILE	1/2" CEMENT BD. @ WET AREAS
MASTER WC	1/2" GWB	WD. FLOOR TO MATCH EXTG.	5/8" GWB	+8'-4"	PAINT	PER OWNER	WD. BASE MATCH EXTG.	OWNER TO SELECT FINISH MATERIALS
SUNROOM	EXTG.	WD. FLOOR TO MATCH EXTG.	EXTG.	EXTG.	EXTG.	EXTG.	WD. BASE MATCH EXTG.	OWNER TO SELECT FINISH MATERIALS
KITCHEN & STORAGE LOFT	EXISTING TO REMAIN							
LIVING RM. & DINING RM.	EXISTING TO REMAIN							
BED-2/3, HALL	EXISTING TO REMAIN							
BATH-2/3	EXISTING TO REMAIN							

WALL AND CEILING FINISHES: CLASS C - FLAME SPREAD 76-200
GYPSUM WALLBOARD TO BE OF RECYCLED CONTENT

* CONTRACTOR TO VERIFY MATERIAL SELECTIONS WITH OWNER PRIOR TO PURCHASING MATERIALS

WINDOW SCHEDULE

TYPE	SIZE WIDTH HEIGHT	FRAME	REMARKS	GLASS TYPE	NOA #	COMPANY	EXPIRES
DO NOT USE							
CASEMENT	26" 38"	ALUM.	"X" OBTURE 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	17-1011.22	ECO WINDOWS SYSTEMS	05/19/2021
HORIZONTAL SLIDER	37" 50.6"	ALUM.	"XO" 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	18-1220.07	ECO WINDOWS SYSTEMS	05/27/2024
FIXED	19" 50.6"	ALUM.	"O" 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	17-1011.20	ECO WINDOWS SYSTEMS	05/05/2021
HORIZONTAL SLIDER	48" 50.6"	ALUM.	"XO" 1X BUCK	IMPACT, TINTED TYPE-"A" U-1.04 SHGC 0.49	18-1220.07	ECO WINDOWS SYSTEMS	05/27/2024

* NOTES
CONTRACTOR TO VERIFY WINDOW OPENINGS PRIOR TO PURCHASING PRODUCTS.
REFER TO "SAFEGUARDS" NOTE ON SHEET A-0 FOR CAT-II GLASS LOCATIONS.

DOOR SCHEDULE

N.-	LOCATION	SIZE WIDTH HEIGHT THICK	TYPE	MATERIAL	FINISH	JAMB	NOA#	NOTES
1	ENTRY EXT.	2'-8" 6'-8" 1-3/4"	"X" OUTSWING	ALUM/GLASS	PAINTED, TINTED	2X WD.	ECO WINDOW SYSTEMS 18-1220.11	GLASS TYPE-"G1"
2	BEDROOM-1	2'-8" 6'-8" 1-5/8"	SWINGING 1-PNL.	WOOD	NATURAL	WD.	-	MATCH DOOR TO EXISTING INTERIOR DOORS
3	BATH-1	2'-6" 6'-8" 1-5/8"	SWINGING 1-PNL.	WOOD	NATURAL	WD.	-	MATCH DOOR TO EXISTING INTERIOR DOORS
4	BED-1 W.I.C.	2'-0" 6'-8" 1-5/8"	SWINGING 1-PNL.	WOOD	NATURAL	WD.	-	MATCH DOOR TO EXISTING INTERIOR DOORS
5	BATH-1 SHOWER	2'-0" 6'-4" 1/2"	SWINGING	CAT-II SAFETY GLASS	CLEAR	-	-	OWNER TO SELECT HARDWARE FINISH

* NOTES
CONTRACTOR TO VERIFY DOOR OPENINGS PRIOR TO PURCHASING PRODUCTS.
REFER TO "SAFEGUARDS" NOTE ON SHEET A-0 FOR CAT-II GLASS LOCATIONS.

FLOOD VENT CALCULATION @ ADDITION

MASTER SUITE ADDITION = 360 SQ. FT.
REQUIRED AREA OF FLOOD VENTS = 360 SQ. IN.
USE: (S) VENTS 16"x 8" @ 0.7 S.I. EACH = 403 SQ. IN. PROVIDED
USE FLOOD SOLUTIONS (FS-1608) FL#17588.1

NOTES:
VENTS SHALL BE A MAX. OF 12" ABOVE GRADE -TYP.
VENTS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION

FLOOD VENT NOTE:
NO EXISTING FLOOD VENTS WERE LOCATED WHEN NEW ADDITION WAS ADDED. EXISTING FLOOD VENTS TO REMAIN.

ARCHITECTURAL SCOPE OF WORK:

- INSTALL NEW 360 SF MASTER SUITE ADDITION PER PLAN.
- INSTALL NEW 130 SF COVERED PATIO PER PLAN
- INSTALL NEW WOOD FLOORING IN SUNROOM TO MATCH EXISTING RESIDENCE.

NOTES:
G.C. TO COORDINATE ALL FINISH MATERIALS WITH THE OWNER.
G.C. TO PATCH ALL AFFECTED AREAS WITH LIKE MATERIALS TO MATCH ADJACENT FINISHES.
G.C. TO CONTACT ARCHITECT IMMEDIATELY IF APPROVED PLANS DO NOT REFLECT EXISTING FIELD CONDITIONS.

WORK LEGEND

- NEW 8" CBS EXTERIOR WALL
- NEW INTERIOR PARTITION. 3-5/8" 26 GA. MTL. STUDS @ 16" O.C. W/ 1/2" GWB E.S.
- EXISTING WALL OR PARTITION TO REMAIN.
- NEW ADDITION AREA
- NEW COVERED DECK ADDITION
- EXISTING TO REMAIN
- AREA OF WORK
- F.V. DESIGNATES FLOOD VENT IN NEW EXT. WALL

FBC 2017 6TH EDITION 1607.8

LOADS ON HANDRAILS, GUARDS, GRAB BARS, SEATS AND VEHICLE BARRIERS.

HANDRAILS, GUARDS, GRAB BARS, ACCESSIBLE SEATS, ACCESSIBLE BENCHES AND VEHICLE BARRIERS SHALL BE DESIGNED AND CONSTRUCTED FOR THE STRUCTURAL LOADING CONDITIONS SET FORTH IN THIS SECTION.

1607.8.1 HANDRAILS AND GUARDS.

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH SECTION 2407.

EXCEPTIONS:

- FOR ONE- AND TWO-FAMILY DWELLINGS, ONLY THE SINGLE CONCENTRATED LOAD REQUIRED BY SECTION 1607.8.1.1 SHALL BE APPLIED.
- IN GROUP I-3, F, H AND S OCCUPANCIES, FOR AREAS THAT ARE NOT ACCESSIBLE TO THE GENERAL PUBLIC AND THAT HAVE AN OCCUPANT LOAD LESS THAN 50, THE MINIMUM LOAD SHALL BE 20 POUNDS PER FOOT (0.29 KN/M).

1607.8.1.1 CONCENTRATED LOAD.

HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7.

1607.8.1.2 INTERMEDIATE RAILS.

INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 POUNDS (0.22 KN) IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7.

1607.8.2 GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS.

GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.

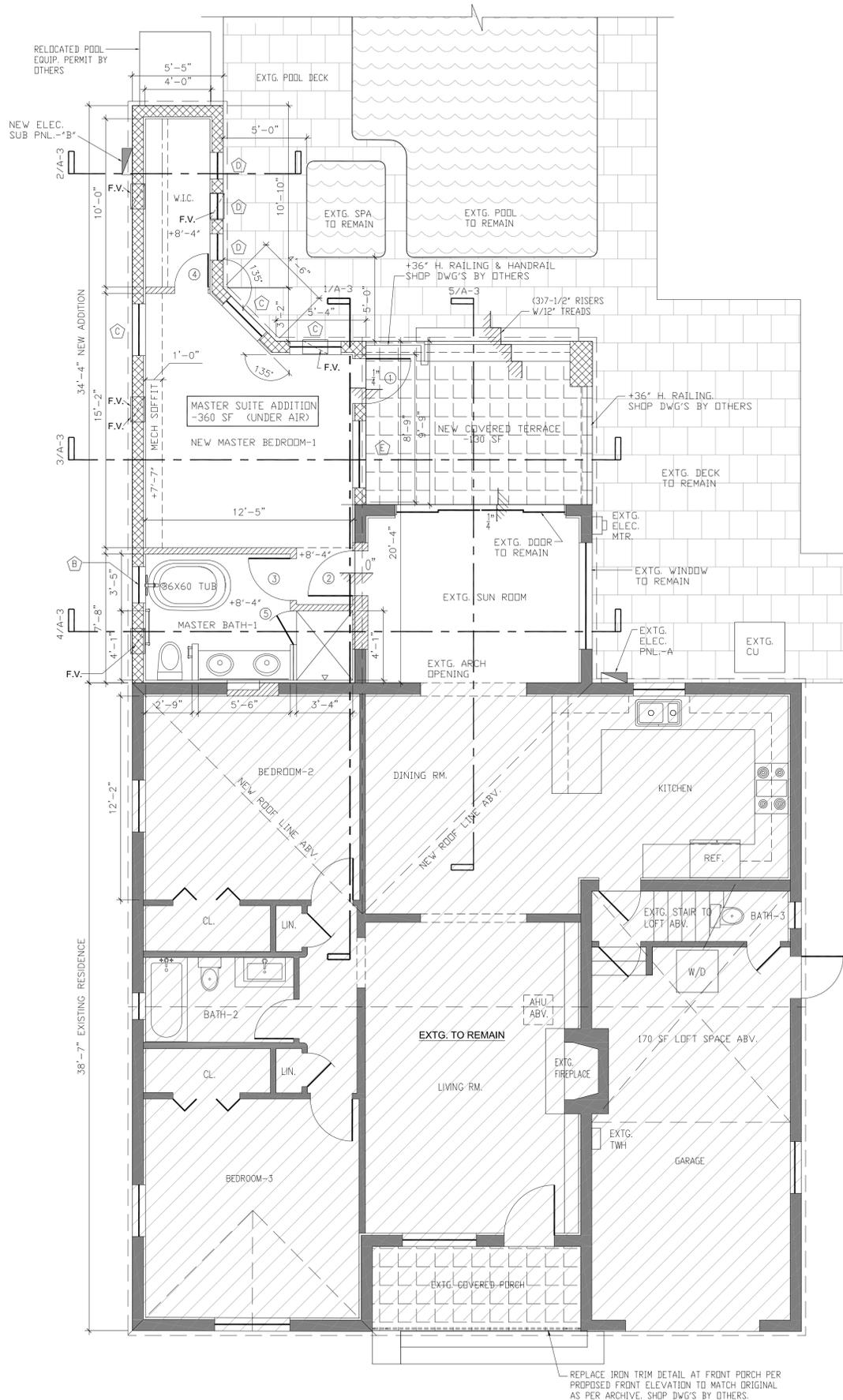
FBC 2017 6TH EDITION 1015.4

OPENING LIMITATIONS.

- REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
- THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.

RAILING NOTES:

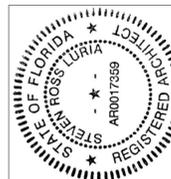
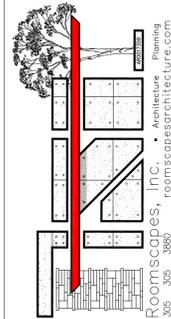
- RAILINGS BY OTHERS.
- SHOP DRAWINGS PROVIDED BY RAILING MANUFACTURER. ALL SHOP DRAWINGS TO BE SENT TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- ALL PICKETS, SPACES, AND OPENINGS TO REPEL 4" Ø SPHERE.
- REFER TO HANDRAIL/GUARD LOADS PER FBC 2017 1607.8 CODES.



1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**
ADDRESS: **1024 OBISPO AVE.**
CORAL GABLES, FL 33134
OWNER: **WILLIAM JOHN REILLY**
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
305-305-3880



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JOB No.: **20.01024.ADD**

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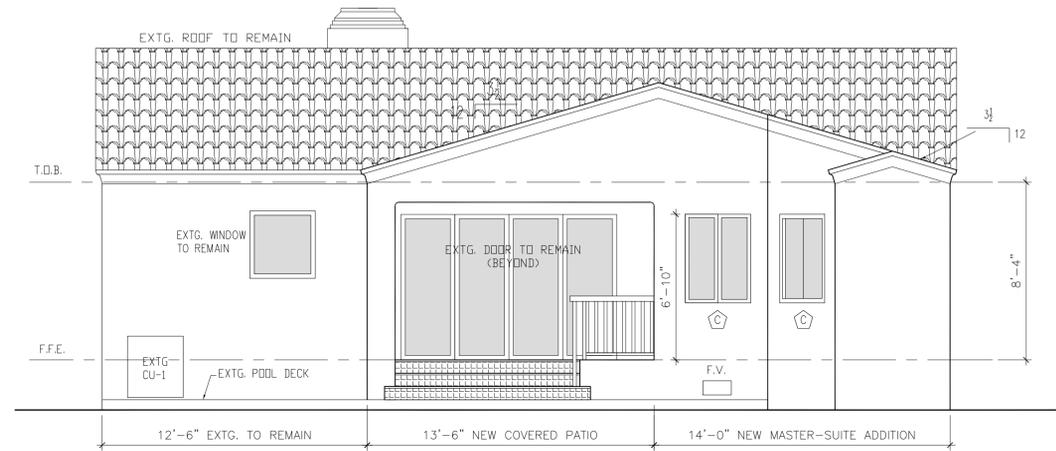
DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
FLOOR PLAN,
SCHEDULES, NOTES

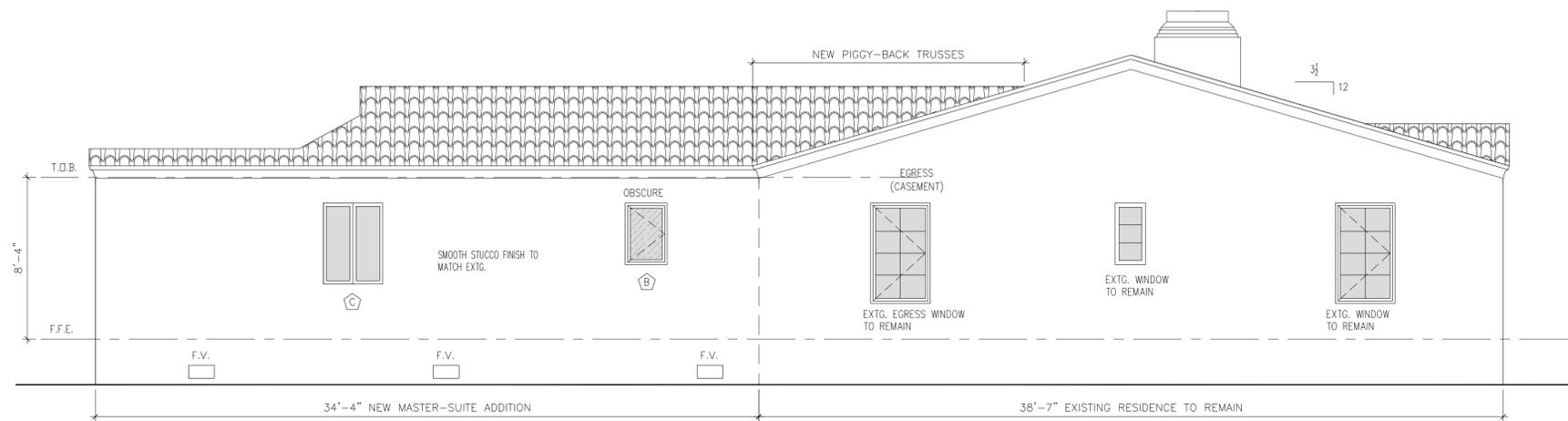
SHEET No.:
A-1



1 FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

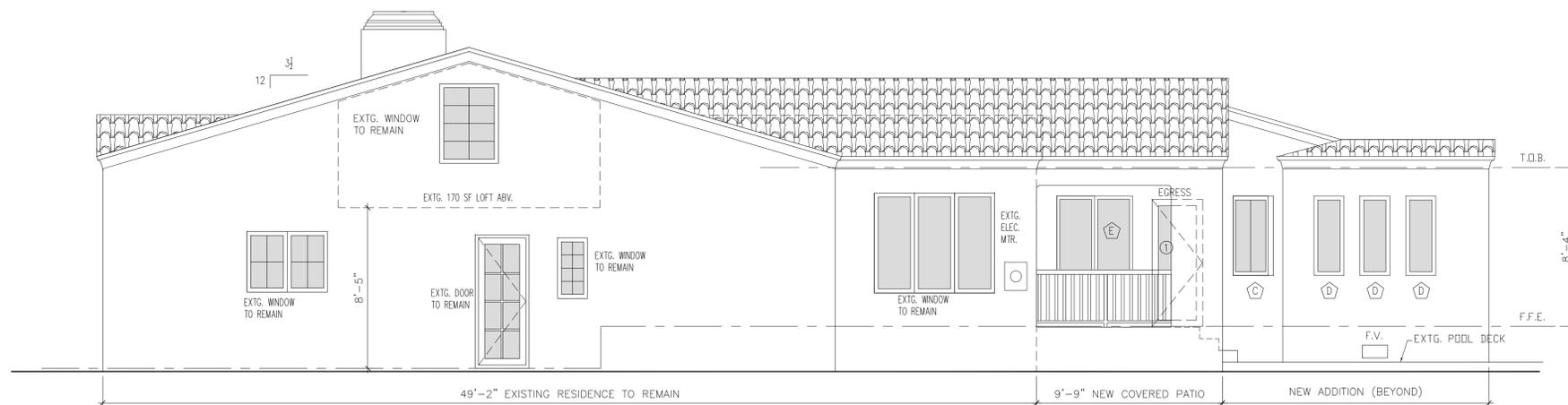


2 REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"

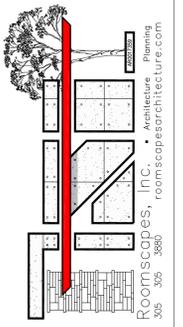
- ROOFING NOTES:**
- NEW ROOFING AT ADDITION TO MATCH EXISTING ROOFING.
 - ROOFING UNDER SEPARATE PERMIT.
- STUCCO NOTE:**
- NEW EXTERIOR STUCCO WALL FINISH TO MATCH EXISTING ADJACENT FINISHES.
- FLOOD VENT NOTE:**
- REFER TO SHEET A-1 FOR FLOOD VENT (F.V.) SPECIFICATION.



4 SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"

PROJECT NAME: SINGLE-FAMILY ADDITION
ADDRESS: 1024 OBISPO AVE.
CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO.: AR 0017359
305-305-3880



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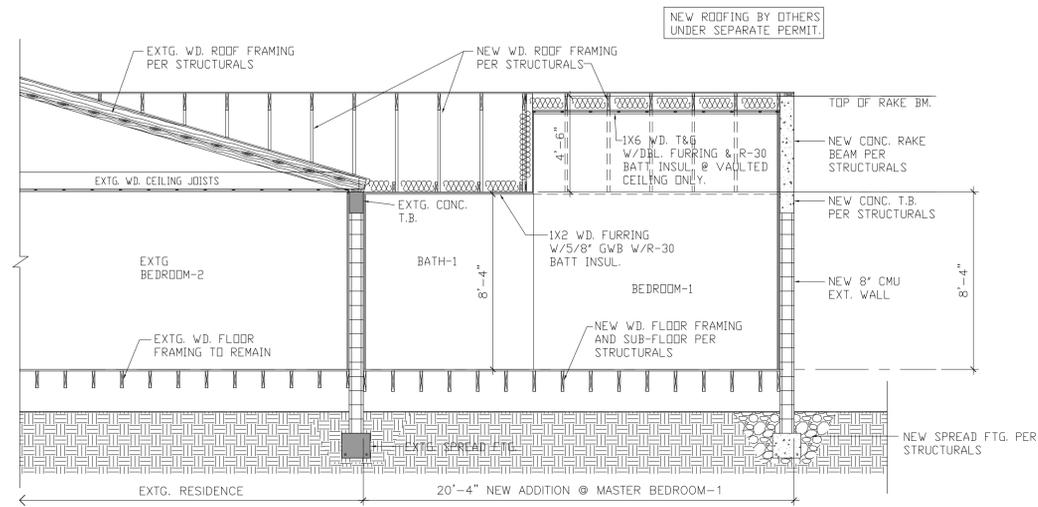
JOB No.: 20.01024.ADD

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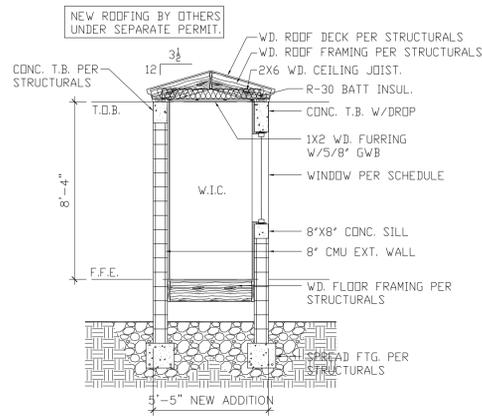
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CHECKED BY: SRL
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PLOT: 100%

SHEET INDEX:
ELEVATIONS

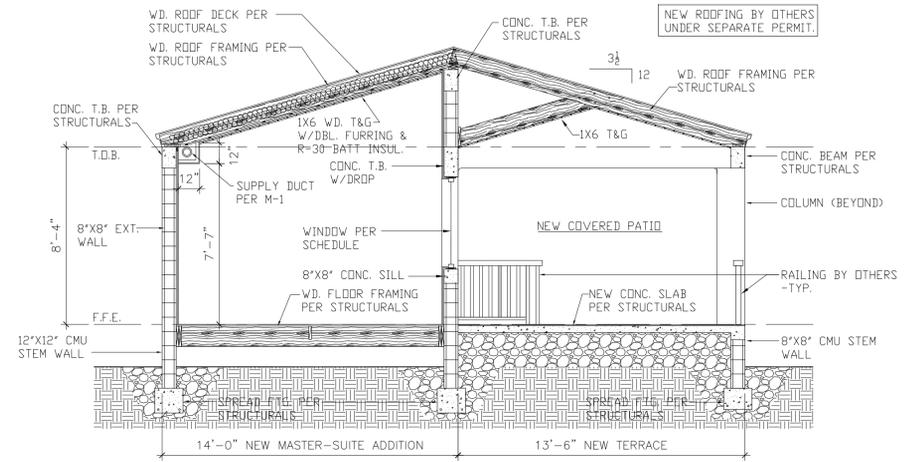
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A-2



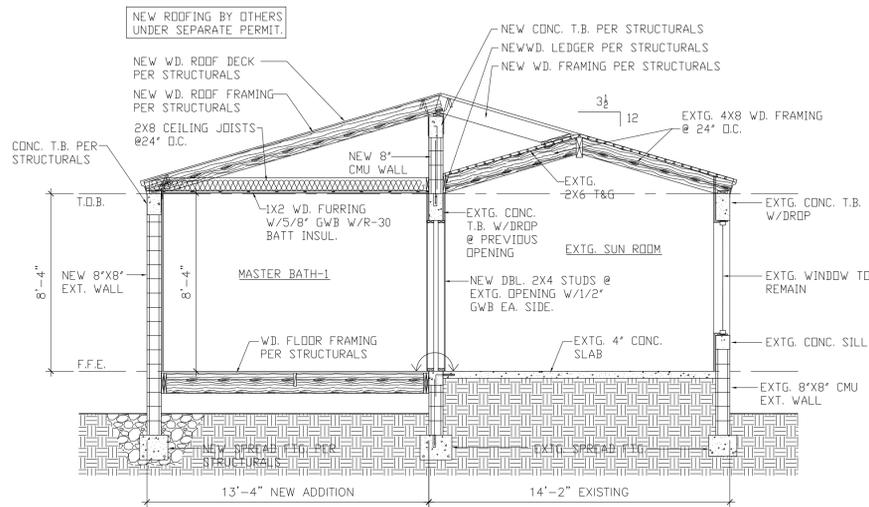
1 SECTION-A
SCALE: 1/4"=1'-0"



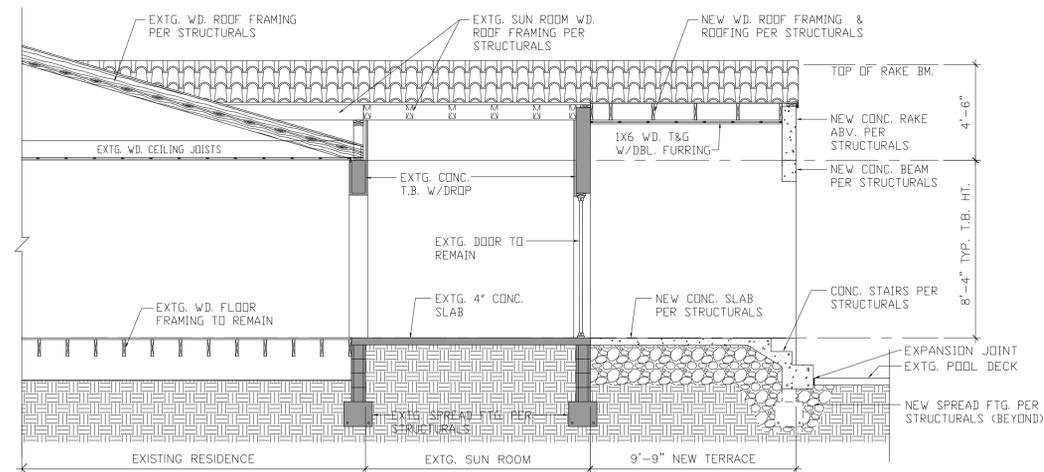
2 SECTION-B
SCALE: 1/4"=1'-0"



3 SECTION-C
SCALE: 1/4"=1'-0"



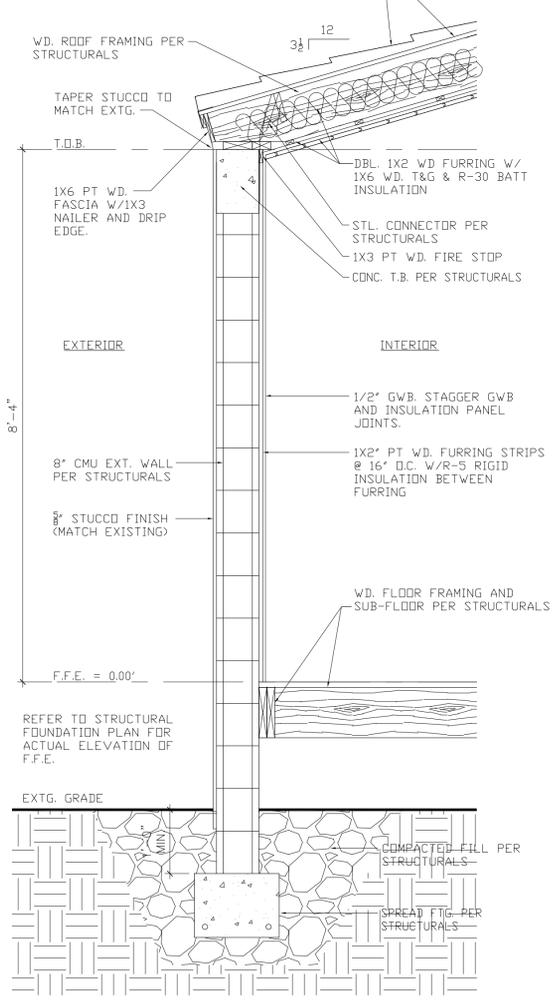
4 SECTION-D
SCALE: 1/4"=1'-0"



5 SECTION-E
SCALE: 1/4"=1'-0"

SPANISH-S TILE ROOF ON 30# PAPER TIN-CAPPED AT 6" O.C. AND 90# HOT-MOPPED, PLACED ON 1 1/2" EXTERIOR GRADE PLYWOOD NAILED W/ 10d RING SHANKED GALV NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. PROVIDE MIN. 26 GAUGE GALV. MTL. FSH. MIN. USE RING SHANKED GALV. ROOF NAILS 4" O.C. AT ALL EAVES, VALLEYS, RAKED GABLE ENDS.
-ROOFING BY OTHERS

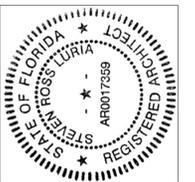
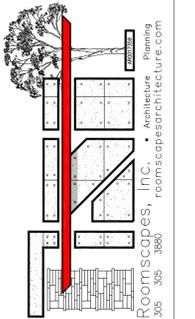
INSTALL BITUMINOUS TAPE ON ALL PLYWD JOINTS AS SECONDARY WATER BARRIER - TYPICAL



6 TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**
ADDRESS: **1024 OBISPO AVE.**
CORAL GABLES, FL 33134
OWNER: **WILLIAM JOHN REILLY**
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
305-305-3880



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JOB No.: **20.01024.ADD**

REVISIONS:

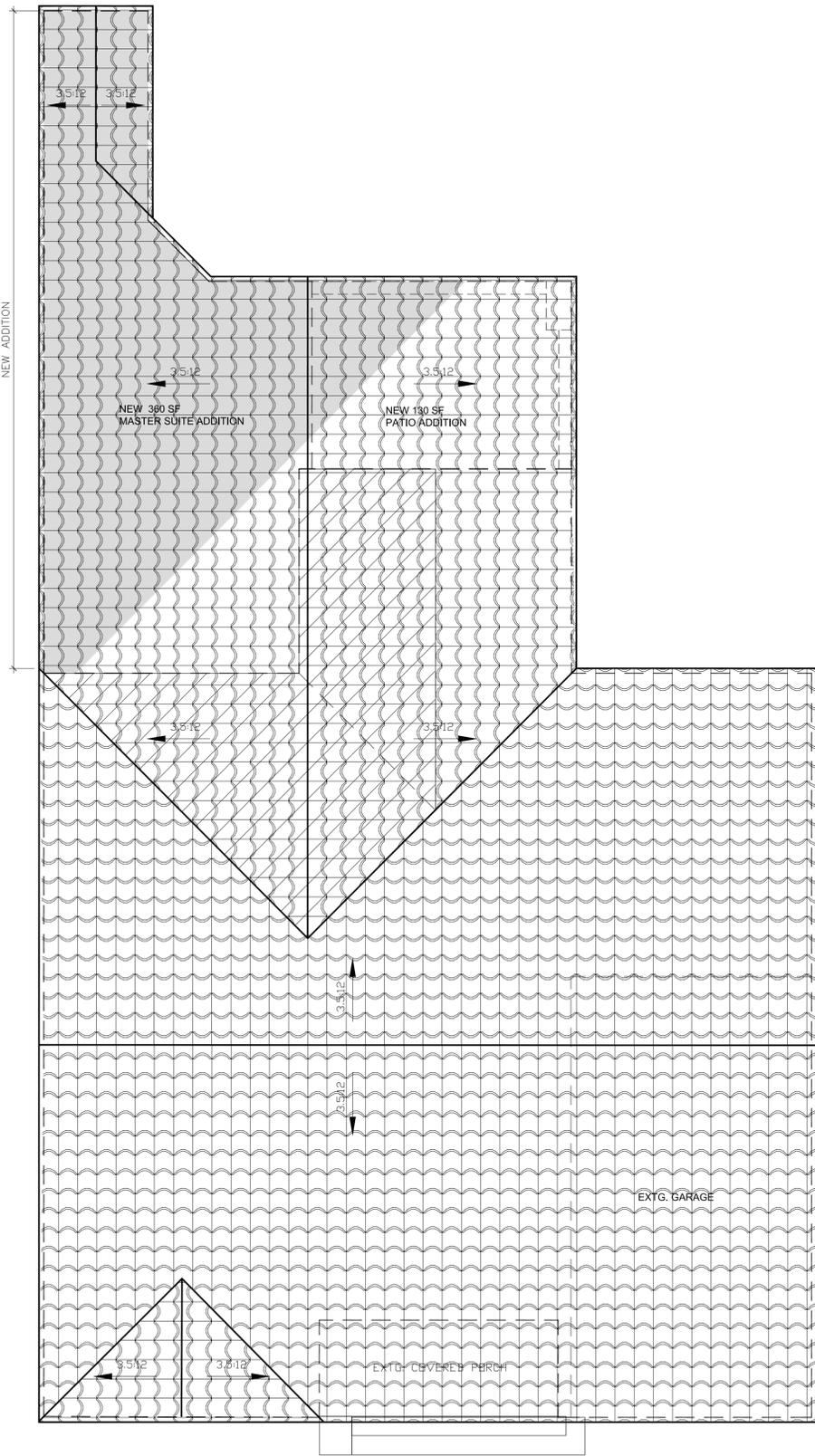
DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
SECTIONS

SHEET No.:
A-3

WORK LEGEND	
	EXISTING ROOFING TO REMAIN
	NEW ROOFING @ ADDITIONS
	NEW PIGGY-BACK FRAMING ON TOP OF EXTG. ROOF FRAMING
	NEW/EXISTING BEAM BELOW
3:5:12	SLOPE OF ROOF (PER ROOF PLAN)
	DIRECTION OF SLOPE OF ROOF

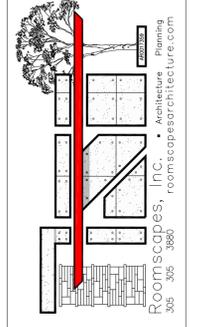
- ROOFING NOTES:**
- SPANISH-S TILE ON 30# ROOFING FELT AND 90# HOT MOPPED.
 - INSTALL BITUMINOUS TAPE ON ALL PLYWOOD JOINTS AS SECONDARY WATER BARRIER.
 - ROOFING UNDER SEPARATE PERMIT BY OTHERS.
 - ATTIC TO BE VENTED WITH R-30 BATT INSULATION.
 - NEW ROOFING TO MATCH EXISTING



1 ROOF PLAN
SCALE: 1/4"=1'-0"

PROJECT NAME: SINGLE-FAMILY ADDITION
ADDRESS: 1024 OBISPO AVE.
 CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA
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JOB No.: 20.01024.ADD

REVISIONS:

DATE: 8/08/2020
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 DRAWN BY: SRL
 PLOT: 100%

SHEET INDEX:
 ROOF PLAN

SHEET No.:
A-4

DEMOLITION NOTES

- A. GENERAL NOTES**
1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2017 6TH EDITION AND ALL LOCAL ORDINANCES GOVERNING.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A REQUIREMENTS DURING CONSTRUCTION.
 4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

B. DEMOLITION NOTES

ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN.

DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS COVERING THESE OPERATIONS. FEES SHALL BE PAID BY THE CONTRACTOR.

DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT DEMOLITION SITE FROM BEING AN "ATTRACTIVE NUISANCE".

PERFORM REMOVAL WORK INDICATED ON DRAWINGS IN A ORDERLY MANNER ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES. PROTECT WORK SPECIFIED TO REMAIN. PROTECT ADJACENT AREAS FROM DAMAGE, DIRT AND DUST. WET DOWN DEBRIS OR RUBBISH, IF NECESSARY, TO MINIMIZE FLYING DUST.

CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING OR RUNOFF TO ADJACENT PROPERTIES OR PUBLIC PROPERTY.

TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS AND DAMAGE. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION MATERIALS AND DEBRIS AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST OR DEBRIS IS NOT ALLOWED.

D. BUILDING

ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE REMOVED AND HAULED TO A SAFE SITE. SEE NOTE #B ABOVE IN DEMOLITION. AN ASBESTOS SURVEY MUST BE COMPLETED BY OWNER PRIOR TO COMMENCING DEMOLITION. IF FOUND ON SITE, ASBESTOS MATERIALS MUST BE REMOVED BY CERTIFIED ASBESTOS REMOVAL CONTRACTOR.

E. ELECTRICAL

TURN OFF POWER AT ELECTRICAL METER BEFORE COMMENCING ELECTRICAL WORK. (IF APPLICABLE)

F. PLUMBING

TURN OFF WATER AT METER BEFORE COMMENCING PLUMBING WORK. (IF APPLICABLE)

G. MECHANICAL

COVER EXISTING MECHANICAL REGISTERS. TURN OFF A/C DURING DEMOLITION.

EXISTING CONDITIONS

EXISTING WORK NOT SPECIFIED FOR REMOVAL THAT IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED, OR REPLACED.

PROVIDE BARRIERS AND WARNING DEVICES TO PROTECT THE PUBLIC AND USERS OF ADJACENT FACILITIES.

INSPECT EXISTING CONDITIONS OF THE WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR TO MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF PRODUCTS OR PERFORMANCE OF WORK.

REPORT UNSATISFACTORY OR QUESTIONABLE CONDITIONS TO A/E IMMEDIATELY. DO NOT PROCEED WITH THE WORK UNTIL A/E HAS EVALUATED AND PROVIDED FURTHER INSTRUCTIONS.

PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ENSURE STRUCTURAL INTEGRITY OF THE REMAINING STRUCTURE.

THE CONTRACTOR SHALL PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF THE WORK FROM DAMAGE. PROVIDE PROTECTION FROM ELEMENTS FOR PORTIONS OF THE WORK EXPOSED BY CUTTING AND PATCHING WORK. EXECUTE CUTTING AND DEMOLITION BY METHODS PREVENTING DAMAGE TO OTHER WORK AND PROVIDING PROPER SURFACES TO RECEIVE INSTALLATION OF NEW WORK.

REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTIONS, TOLERANCES, AND FINISHES.

EXISTING WORK MAY BE CUT, ALTERED, REMOVED, OR TEMPORARILY REMOVED AND REPLACED AS NECESSARY FOR THE PERFORMANCE OF WORK REQUIRED. EXCEPTION: UNLESS OTHERWISE INDICATED ON DRAWINGS, DO NOT CUT OR ALTER STRUCTURAL MEMBERS WITHOUT AUTHORIZATION BY THE A/E.

THE CONTRACTOR SHALL COVER OR FILL ALL HOLES AND OTHER HAZARDOUS OPENINGS CREATED BY REMOVAL WORK UP TO ELEVATION REQUIRED FOR POSITIVE DRAINAGE. DEPRESSIONS AT GRADE SHALL BE FILLED WITH TOP SOIL AND COVERED WITH SOD.

RESTORE DAMAGED OR DEFACED AREAS OR ITEMS REMAINING IN PLACE TO THEIR PREVIOUS CONDITION BEFORE THE WORK.

PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TEMPORARY BARRIER AT 10 FT FROM TREE TRUNK. DO NOT STORE EQUIPMENT OR OPERATE MACHINERY WITHIN THE ENCLOSED AREA.

DEMOLITION SCOPE OF WORK:

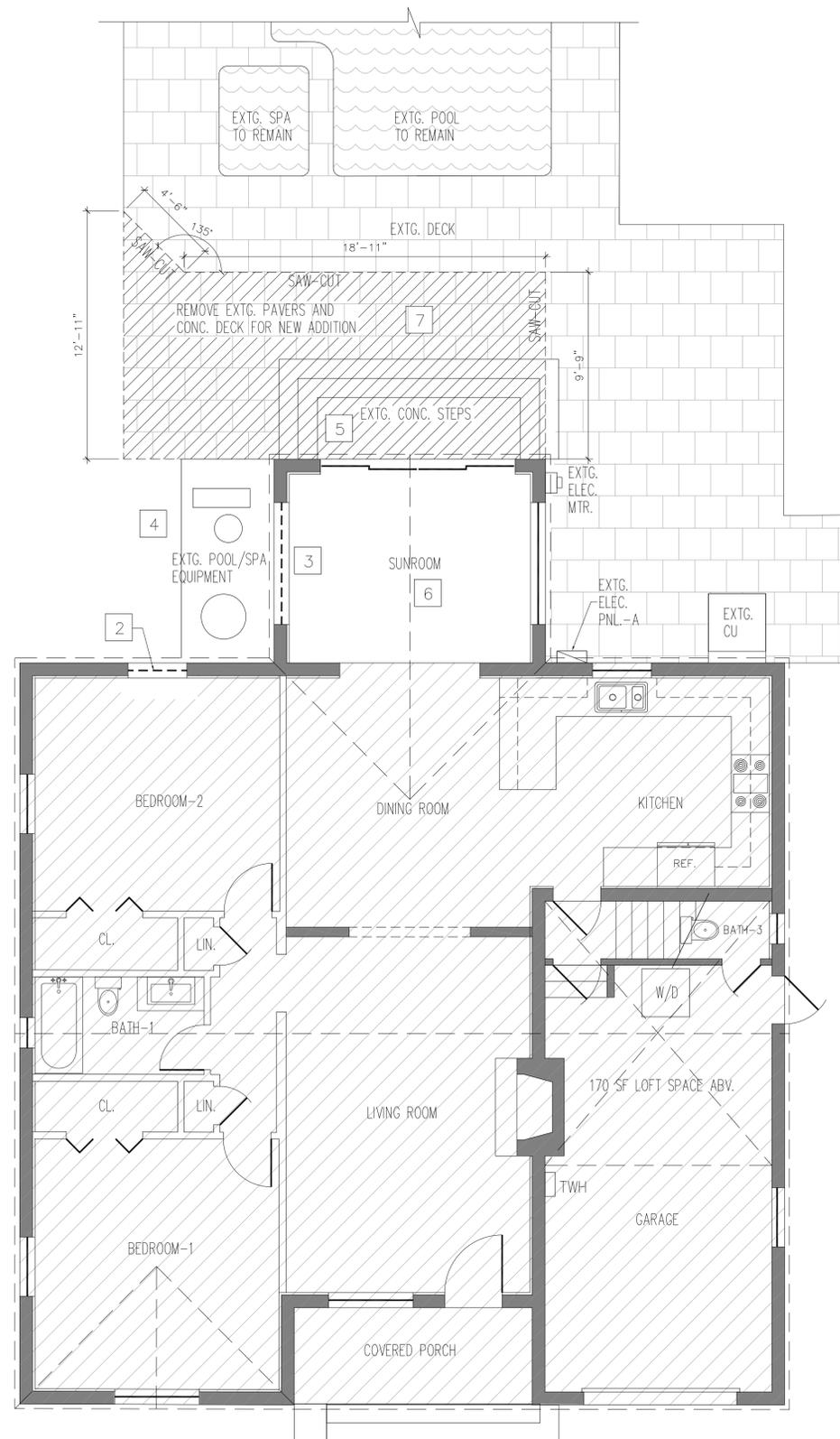
1. DO NOT USE.
2. REMOVE EXISTING WINDOW PER PLAN.
3. REMOVE EXISTING WINDOW AND SAW-CUT PORTION OF EXISTING CMU WALL TO 1" BELOW F.F. ELEVATION.
4. REMOVE EXISTING POOL EQUIPMENT AND CONC. SLAB. POOL EQUIPMENT TO BE RELOCATED UNDER SEPARATE PERMIT.
5. REMOVE EXISTING CONC. STEPS PER PLAN.
6. REMOVE EXISTING TILE FLOORING IN SUNROOM.
7. SAW-CUT AND REMOVE PAVERS AND CONC. POOL DECK PER PLAN.

NOTES:

- G.C. TO PATCH ALL AFFECTED AREAS WITH LIKE MATERIALS TO MATCH ADJACENT FINISHES.
- G.C. TO CONTACT ARCHITECT IMMEDIATELY IF APPROVED PLANS DO NOT REFLECT EXISTING FIELD CONDITIONS.

WORK LEGEND

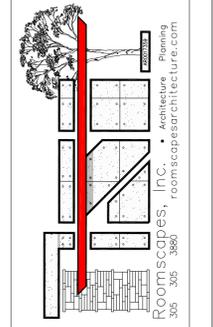
- DEMOLISH/REMOVE (REFER TO "SCOPE OF WORK FOR DEMOLITION")
- EXISTING WALL OR PARTITION TO REMAIN.
- EXISTING TO REMAIN
- REMOVE EXISTING DOOR OR WINDOW



1 DEMOLITION PLAN
SCALE: 1/4"=1'-0"

PROJECT NAME: SINGLE-FAMILY ADDITION
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OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

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JOB No.: 20.01024.ADD

REVISIONS:

NO.	DESCRIPTION

DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
DEMOLITION FLOOR PLAN, NOTES

SHEET No.:
D-1

ELECTRICAL LEGEND

	SINGLE RECEPTACLE		DOUBLE FLOOD - SOFFIT MOUNTED W/M.D.
	DUPLEX RECEPTACLE		INCANDESCENT FIXTURE - CEILING MOUNTED
	GFCI DUPLEX RECEPTACLE		INCANDESCENT FIXTURE - WALL MOUNTED
	GFCI DUPLEX RECEPTACLE (COUNTERTOP MOUNTED)		TIMER W/SWITCH
	220V RECEPTACLE		3" ROUND LED RECESSED DOWN LIGHT
	HALF-SWITCHED RECEPTACLE		3" ROUND LED RECESSED DIRECTIONAL DOWN LIGHT
	(E) EXISTING		FAN BOX-FIXTURE SELECTION BY OWNER
	(N) NEW		CHANDELIER LIGHT FIXTURE
	(R) REPLACE		INCANDESCENT PENDANT - 6FT A.F.F.
	(RE) RELOCATE PER PLAN		LED UNDER CABINET LIGHTING
	HW HARD-WIRED		4" DIA. RECESSED GIMBAL LT. FIX.
	E.S. ELECTRICAL SERVICE		JUNCTION BOX
	WP WEATHERPROOF		ATTIC LIGHT FIXTURE W/PULL-CHAIN
	WPC WEATHERPROOFING COVER		MOTION DETECTOR
	MS/LS MOTION/LIGHT SENSOR		UTILITY POLE
	AFCI ARC FAULT INTERRUPTER		ELECTRICAL PANEL
	GF FAULT INTERRUPTER		EXHAUST FAN W/LIGHT
	VP VAPOR PROOF		EXHAUST FAN
	M.D. MOTION DETECTOR		CEILING FAN W/PULLCHAIN
	U.P. UTILITY POLE		CEILING FAN W/LIGHT W/REMOTE CONTROL
	E.P. ELECTRICAL PANEL		ELECTRIC METER (E.M.)
	EXHAUST FAN W/LIGHT		ELECTRIC PANEL (E.P.)
	EXHAUST FAN		DOORBELL
	CEILING FAN W/PULLCHAIN		PIG-TAIL
	CEILING FAN W/LIGHT W/REMOTE CONTROL		
	ELECTRIC METER (E.M.)		
	ELECTRIC PANEL (E.P.)		
	DOORBELL		
	PIG-TAIL		

ELECTRICAL SCOPE OF WORK:

- INSTALL NEW SUB PANEL--"B" PER PLAN USING PANEL--"A" AS POINT OF CONNECTION. REFER TO PANEL SCHEDULES FOR SPECIFICATIONS.
- INSTALL NEW WIRING, DEVICES, RECEPTACLES, APPLIANCES, EQUIPMENT, AND FIXTURES PER PLAN AND PANEL SCHEDULE.
- INSTALL INTERCONNECTED SMOKE/CARBON MONOXIDE DETECTOR UNITS WITH BATTERY BACKUP.

NOTES:

- ALL WIRING, RECEPTACLES, DEVICES, AND APPLIANCE RECEPTACLES SHOWN ARE TO BE NEW UNLESS OTHERWISE NOTED ON PLAN.
- ALL WIRING TO COPPER TYPE.
- REFER TO NOTES FOR AFCI AND GFCI INFORMATION.

REFER TO SHEET A-0 "SWIMMING POOL SAFETY" NOTES FOR LOCATIONS OF EXIT ALARMS ON DOORS AND WINDOWS PROVIDING DIRECT ACCESS TO POOL IN REAR YARD. FBC 2017 6TH EDITION R4501.17.1.9

ELECTRICAL NOTES:

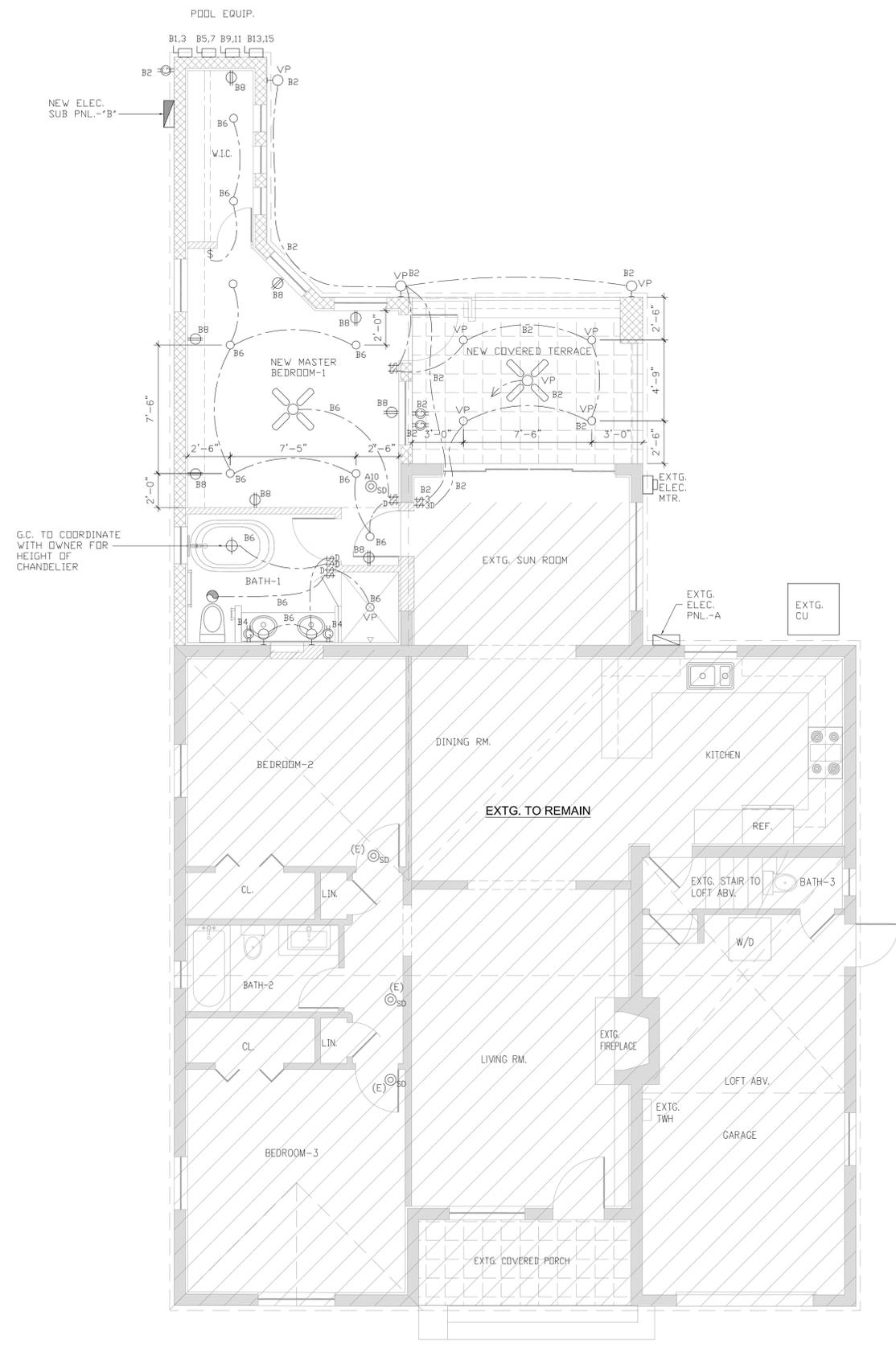
- ALL ELECTRICAL WORK SHALL COMPLY W/THE NATIONAL ELECTRICAL CODE, F.B.C. 2017 6TH EDITION, N.E.C. 2014 AND ALL OTHER APPLICABLE CODES.
- ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AFTER A PERMIT IS ISSUED.
- CONDUIT UNDERGROUND TO BE PVC SCHEDULE 40
- CONDUIT EXPOSED TO WEATHER TO BE IMC.
- WIRE INSTALLED ELSEWHERE TO BE ROMEX.
- FLEXIBLE CONDUIT SHALL BE SEAL TITE.
- OUTLETS INSTALLED OUTDOORS, GARAGE, KITCHEN, AND BATHROOMS SHALL HAVE GROUND FAULT INTERRUPTER.
- ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING IN HABITABLE AREAS BELOW FLOOD BASE ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED HEIGHT)
- NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
- G.C. TO COORDINATE ELECTRICAL METER LOCATION WITH FLORIDA POWER AND LIGHT TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.
- PROVIDE SMOKE DETECTORS AS INDICATED HEREIN. SUCH SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL BE POWERED BY A CIRCUIT W/110 VOLT AND 9V BATTERY BACKUP. (IF APPLICABLE)
- PROVIDE ARC FAULT PROTECTION ON NEW CIRCUITS NEC. 210-12(B)
- ALL NEW BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE PHASE 12- AND 20-AMPERES RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION RMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) AS PER NEC 210-12(C)
- ALL NEW OUTLETS TO BE TAMPER PROOF.
- ALL EXTERIOR LIGHTING FIXTURES TO BE VAPOR PROOF.
- ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOFING COVERS.
- MIN. 75% OF NEW FIXTURES TO BE ENERGY EFFICIENT.
- RECESSED LUMINARIES IN THE THERMAL ENVELOPE SHALL BE IC RATED AND AIRTIGHT.

WET LOCATION NOTES:

- RECEPTACLES INSTALLED IN WET LOCATION OR OUTSIDE OF BUILDING SHALL BE ENCLOSED IN A WEATHERPROOF ENCLOSURE. SURFACE-MOUNTED SWITCH OR CIRCUIT BREAKER INSTALLED IN DAMP OR WET LOCATION SHALL BE ENCLOSED IN WEATHERPROOF ENCLOSURE OR CABINET REFER TO "FEMA NOTES" REGARDING BASE FLOOD ELEVATION.

F.E.M.A. NOTES

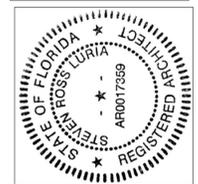
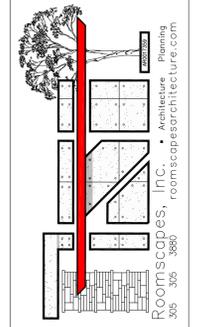
- ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN HABITABLE AREAS.
- NO APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
- G.C. TO COORDINATE LOCATION OF ELECTRIC METER WITH FLORIDA POWER & LIGHT TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.



1 ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

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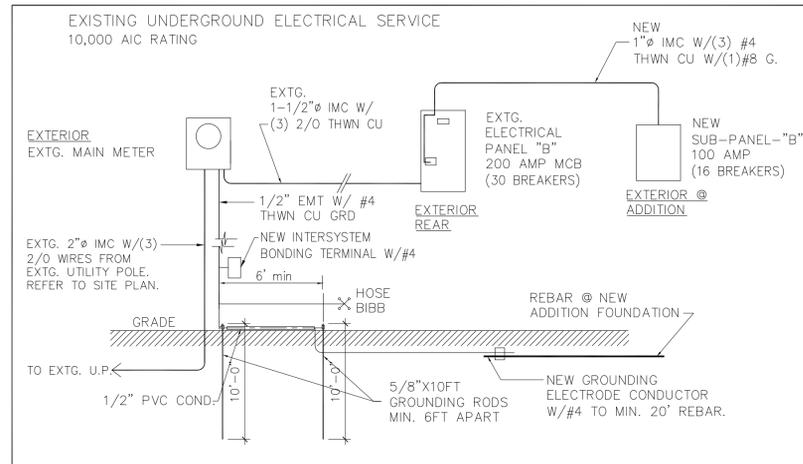
JOB No.: 20.01024.ADD

REVISIONS:

DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
ELECTRICAL PLAN,
NOTES, PANEL
SCHEDULE,

SHEET No.:
E-1



1 ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.

PANEL SCHEDULE LEGEND

	NEW BRANCH CIRCUIT & WIRING PER PANEL SCHEDULE
	EXISTING CIRCUITS & WIRING TO REMAIN

PANEL SCHEDULE "A"

DESCRIPTION	CKT	CB	P	KVA	WIRE COND	CKT	CB	P	KVA	WIRE COND	DESCRIPTION
AHU-1	1	60	2	8.5	#6	2	20	1	-	#12	GEN. LTS./RECEP.
CU-1	5	30	2	5.0	#8	4	20	1	-	#12	GEN. LTS./RECEP.
WATER HEATER	9	100	2	28.8	(3)#8	6	15	1	-	#14	GEN. LTS./RECEP.
SUB-PANEL-"B"	13	100	SEE SUB-PNL-"B" FOR SPECIFICATIONS			8	20	1	-	#12	DINING/LIVING LTS.
SPACE	17					10	15	1	-	#14	GEN. LTS./RECEP.
SPACE	19					12	15	1	-	#14	GEN. LTS./RECEP.
SPACE	21					14	20	1	1.5	#12	SMALL APPLIANCE
SPACE	23					16	20	1	1.5	#12	SMALL APPLIANCE
SPACE	25					18	20	1	1.0	#12	MICROWAVE
WASHER	27	20	1	1.5	#12	20	20	1	1.0	#12	REFRIGERATOR
OVEN	29	30	2	5.0	#10	22	20	1	-	#12	BATH GFCL RECEP.
COOKTOP	33	30	2	5.0	#10	24	20	1	-	#12	EXT. RECEP.
GEN. LTS./RECEP.	35	30	2	5.0	#10	26	20	1	-	#12	EXT. RECEP.
GEN. LTS./RECEP.	37	20	1	-	#12	28	15	1	-	#14	IRRIGATION
GEN. LTS./RECEP.	39	20	1	-	#12	30	30	1	5.0	#12	DRYER
						32	30	1	-	#12	DRYER
						34	20	1	-	#12	KITCHEN RECEP
						36	20	1	-	#12	WINE COOLER
						38	20*	1	1.2	#12	DISHWASHER
						40	20	1	1.0	#12	GARBAGE DISPOSAL

COMMENTS:
SEE ELECTRICAL NOTES FOR LOCATIONS OF ARC-FAULT BREAKERS. ALL LIGHTS AND OUTLETS CALCULATED @ 3W/SF.
CIRCUIT BREAKER NOTE: * DENOTES AFCI/GFCI COMBINATION CIRCUIT BREAKER

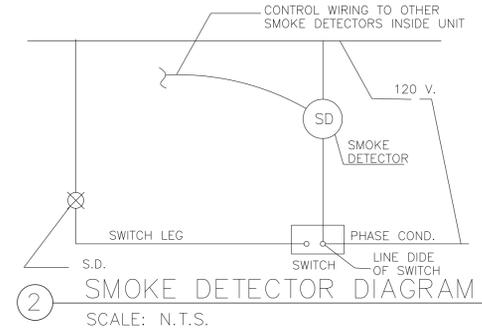
NEW SUB PANEL SCHEDULE "B"

DESCRIPTION	CKT	CB	P	KVA	WIRE COND	CKT	CB	P	KVA	WIRE COND	DESCRIPTION
POOL BLOWER	1	20	2	2.5	#12	2	20	2	-	#12	EXT. LTS./REC.
POOL PUMP	5	20	2	2.5	#12	4	20*	1	-	#12	BATH-1 GFCI
SPA PUMP	9	20	2	2.5	#12	6	15	1	**	#14	BEDROOM-1 LTS.
SPA HEATER	13	60	2	11.0	#6	8	20	1	**	#12	BEDROOM-1 RECEP
						10					SPACE
						12					SPACE
						14					SPACE
						16					SPACE

COMMENTS:
SEE ELECTRICAL NOTES FOR LOCATIONS OF ARC-FAULT BREAKERS. ALL LIGHTS AND OUTLETS CALCULATED @ 3W/SF.
CIRCUIT BREAKER NOTE: * DENOTES AFCI/GFCI COMBINATION CIRCUIT BREAKER

ELECTRICAL LOAD CALCULATIONS

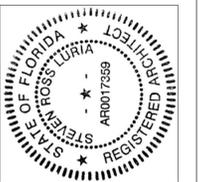
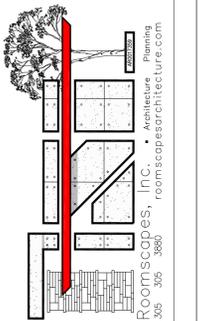
AREA =	1,829 SF	KW	
3W/SF			5.49
SMALL KITCHEN APPLIANCE (2)			3.00
REFRIGERATOR			1.00
GARBAGE DISPOSAL			1.00
MICROWAVE			1.00
HOOD			1.00
DISHWASHER			1.20
WASHER			1.50
DRYER			5.00
COOKTOP			5.00
OVEN			5.00
POOL PUMP			2.50
POOL BLOWER			2.50
SPA PUMP			2.50
SPA HEATER			11.00
WATER HEATER			28.80
TOTAL CONNECTED LOADS:		77.49	
DEMAND FACTOR:			
FIRST 8,000 KW @ 100%		8.00	
REMAINDER @ 40%		27.79	
A/C @ 100%		8.50	
TOTAL DEMAND LOAD:		44.29	
44.29 KW/240V = 184.56 AMPS			



SMOKE DETECTOR NOTES:
1. SMOKE DETECTORS SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON SWITCH ABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER. ALL SMOKE DETECTORS WITHIN DWELLING SHALL BE INTERCONNECTED.
2. SMOKE DETECTORS SHALL NOT BE PLACED WITHIN 3 FT OF ANY A/C GRILLE, BATH DOOR, OR FAN BLADES.

PROJECT NAME: **SINGLE-FAMILY ADDITION**
ADDRESS: **1024 OBISPO AVE.**
CORAL GABLES, FL 33134
OWNER: **WILLIAM JOHN REILLY**
PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**
9641 SW 100 AVENUE
MIAMI, FL 33176
LICENSE NO: AR 0017359
305-305-3880



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JOB No.: **20.01024.ADD**

REVISIONS:

DATE: 8/08/2020
CHECKED BY: SRL
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
LOAD CALCULATION,
RISER DIAGRAM,
DETAILS

SHEET No.: **E-2**

GENERAL H.V.A.C. NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C. SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE 2017 AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS: SMACNA & ASHRAE.
2. ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2" STANDARD DUTY FOIL REINFORCED FIBERGLASS (R-8) MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.
3. ALL EXHAUST DUCTWORK SHALL BE CODE GAGE GALVANIZED SHEET METAL. DUCT SIZES SHOWN ARE NET FREE AREA INSIDE.
5. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OF AIRGUIDE OR APPROVED EQUAL WITH MINIMUM 75% FREE AREA.
6. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.
7. THERMOSTATS SHALL BE COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES.
8. REFRIGERANT PIPING SHALL BE COPPER TYPE "L" WITH 3/4" ARMAFLEX. INSULATION SHALL BE PROVIDED FOR SUCTION LINES.
9. PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.

MECHANICAL LEGEND

- CEILING GRILLE SEE SIZE SCHEDULE DUCT TO MATCH NECK SIZE TYP.
- RAG-(RETURN AIR GRILLE, TRANSFER)
- WALL MOUNTED SIDE REGISTER - WMSR
- SMART PROGRAMMABLE THERMOSTAT
- AIR FLOW DIRECTION (ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS)
- CFM CUBIC FEET PER MINUTE
- TG TRANSFER GRILLE
- RA RETURN AIR
- RECT. RECTANGULAR DUCT
- FLD FULL LOUVERED DOOR/BI-FOLD
- LD LINEAR DIFFUSER - REFER TO PLAN FOR LENGTH AND SLOT SIZE.
- WMRAG WALL-MOUNTED RETURN AIR GRILLE
- CU CONDENSING UNIT
- AHU AIR HANDLER UNIT
- UC 1" UNDERCUT DOOR FOR AIR RETURN
- CG CEILING GRILLE
- RD RIGID DUCT
- SPIDER BOX
- FLEXIBLE ROUND DUCT
- M.U. MAKE-UP AIR
- B.D.D. BACK-DRAFT DAMPER

HVAC DESIGN CHART

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR (S)		✓
FIRE DAMPER (S)		✓
SMOKE DAMPER (S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF/FLOOR		✓
FIRE RATED CEILING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓

EXHAUST FAN SPECIFICATIONS

EF-1 SHALL BE "NUTONE" MODEL #EXBON 80 CFM, 4"Ø DUCT, CEILING MOUNTED W/B.D.D. BUILT-IN.

EXISTING CONDENSING UNIT 1																
DESIGNATION	CFM	MBTUH				ENTERING F				ELECTRICAL DATA				OBS		
		TOTAL	SENSIBLE	WB	DB	VOLTS	PHASES	AHRI#	RLA	FUSES	MANUFAC.	MODEL #	SEER	UQ.	SUC.	COND.
CU-1	1050	42	31.5	67	80	230	1	8231640	19.9	30	TRANE	4TTB4042D1000CA	14	3/8	3/4	1

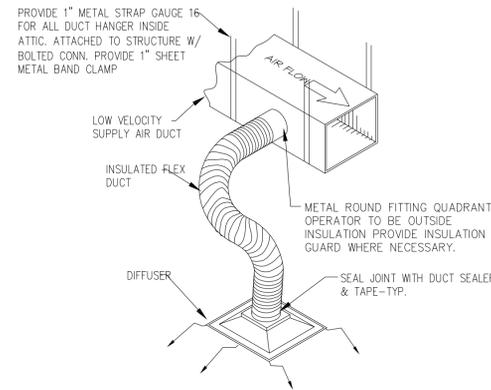
EXISTING AIR HANDLING UNIT 1											
DESIGNATION	MBTUH	TEMP. ENT. CONDENSER	ELECTRICAL DATA				MANUFAC.	MODEL #	OBS OR SEER	AREA SERVED	
			VOLTS	PHASES	WIRE AMPS	HTKG KW					FUSES
AHU-1	42	90	230	1	25	5.3	60	TRANE	GAM2A0B42S31SA	14	1,830 SF

PLUMBING SCOPE OF WORK:

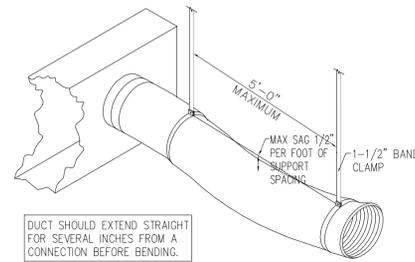
1. INSTALL NEW DUCTS AND REGISTERS AT NEW ADDITION PER PLAN. USE EXISTING AHU AS POINT OF CONNECTION.
2. INSTALL NEW EXHAUST FAN IN NEW BATH-1.

NOTES:

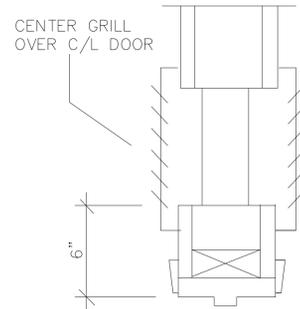
- REFER TO P-1 SHEET FOR AHU CONDENSATE DRAIN LINE LOCATION.



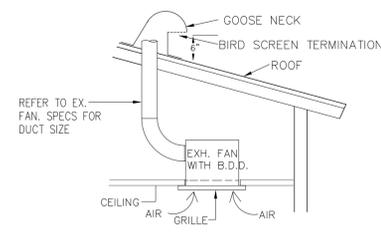
2 FLEXIBLE DUCT CONNECTION DTL. SCALE: N.T.S.



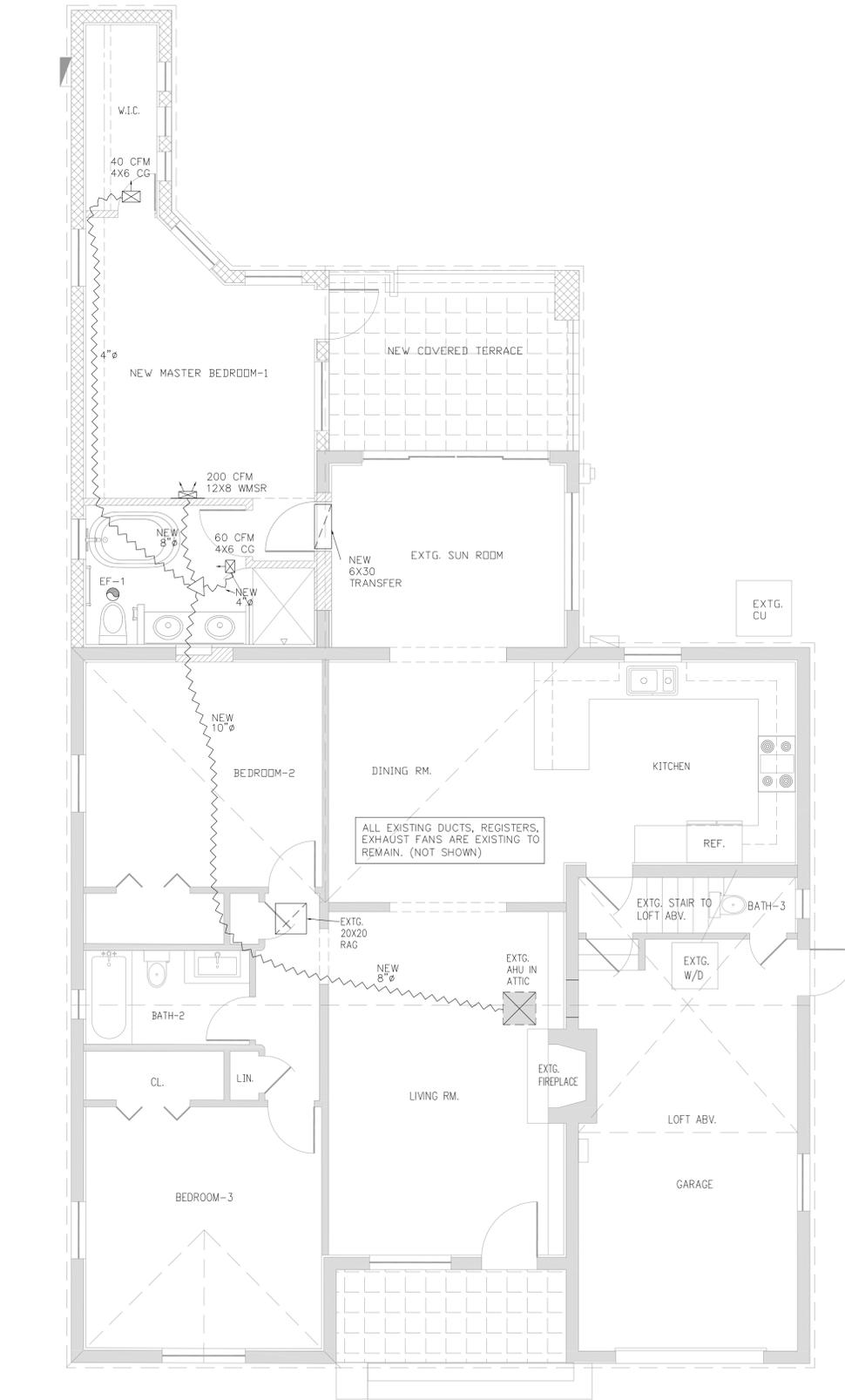
3 DUCT SUPPORT DTL. SCALE: N.T.S.



5 TRANSFER GRILL OVER DOOR SCALE: N.T.S.



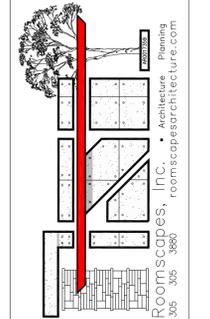
4 EXHAUST FAN DTL. SCALE: N.T.S.



1 MECHANICAL PLAN SCALE: 1/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**
 ADDRESS: **1024 OBISPO AVE.**
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 OWNER: **WILLIAM JOHN REILLY**
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JOB No.: **20.01024.ADD**

REVISIONS:

DATE: 8/08/2020
 CHECKED BY: **SRL**
 DRAWN BY: **SRL**
 PLOT: 100%

SHEET INDEX:
 NOTES, DETAILS,
 MECH. SCHEDULE

SHEET No.: **M-1**

GENERAL PLUMBING NOTES AND SPECIFICATIONS

1. A SCOPE OF WORK:
THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY ON THE DRAWING SPECIFIED HERE IN AND/OR AS NEEDED FOR A COMPLETE SYSTEM, INCLUDING, BUT NOT NECESSARILY LIMITED TO:
1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS.
2. SANITARY DRAIN AND VENT SYSTEM.
3. PLUMBING FIXTURES AND TRIM.
4. AIR CONDITIONING CONDENSATE DRAINS
5. PIPING INSULATION
6. SUPPORTS AND HANGERS
-ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, PLUMBING, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION AND HRS. REGULATIONS IN THE EVENT OF CONFLICT BETWEEN ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
CONTRACTOR TO VERIFY AT THE SITE THE LOCATION ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING, BITUMASTIC OR EQUAL.
4. ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR SHOCK ABSORBERS AS INDICATED ON PLANS.
5. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH APPROVED MATERIALS. SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE INSTALLED WITH SUPPORTS, HANGERS, ETC.
6. WASTER LINES TO SLOPE 1/8FT. UNLESS OTHERWISE NOTED.
7. VENT LINES TO EXTEND 9' MIN. ABOVE ROOF AND FLASH WITH LEAD.
8. WATER PIPES SHALL BE COPPER TYPE.
9. PIPING INSULATION:
A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.
B. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS OR MASONRY WALL. CAULK OPENINGS BETWEEN PIPE AND SLEEVES.
C. WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENING FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOM.
10. INSPECTIONS AND TESTS:
A. CONTRACTORS SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION, AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BY CODE AND/OR LOCAL REGULATIONS.
B. DRAIN PIPING BEFORE INSTALLATION OF ANY DRAINS. THE END OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTIONS IS MADE BY AN OWNER REPRESENTATIVE.
11. STERILIZE ALL WATER LINES WITH A MIXTURE OF 2 POUNDS OF CHLORINATED LIME TO 1000 GALS OF WATER (SOPPM OF AVAILABLE CHLORINE). RETAIN MIXTURES IN PIPES 24 HOURS AND FLOSS THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
12. PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACK. CLEAN OUT LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.
13. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.

PLUMBING FIXTURE NOTES

1. BATH TUB AND SHOWER GLASS ENCLOSURES, IF APPLICABLE, ARE TO BE OF TEMPERED GLASS - CAT. II.
2. BATHROOM FINISHED FLOORS TO BE IMPERVIOUS MATERIAL - CERAMIC TILE.
3. ALL PLUMBING FIXTURES TO COMPLY WITH FBC 2017
4. SHOWER DIVERTER TO HAVE ANTI-SCALD VALVE.
5. SHOWER HEADS TO BE WATER SAVING W/ AERATOR

SHOWER CONTROL VALVES:

INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANVE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCED/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120°F. F.B.C.R. P2708.4

TABLE 604.4 MAXIMUM FLOW RATES FOR PLUMBING FIXTURES AND FIXTURE FITTINGS - "WATER SENSE" HIGH EFFICIENCY

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
SHOWER HEAD	>>2.5 GPM AT 80 PSI
LAVATORY FAUCET	>>2.2 GPM AT 60 PSI
KITCHEN SINK FAUCET	>>2.2 GPM AT 60 PSI
WATER CLOSET	>>1.6 GALLONS PER FLUSHING CYCLE

PLUMBING SCOPE OF WORK:

1. INSTALL NEW MASTER BATH-1 AT NEW ADDITION PER PLAN. USE EXISTING WATER LINES @ EXISTING BATH-2 AS POINT OF CONNECTION. INSTALL NEW SANITARY LINES PER PLAN AND CONNECT TO EXISTING SEPTIC SYSTEM. (REFER TO SITE PLAN ON SP-1)

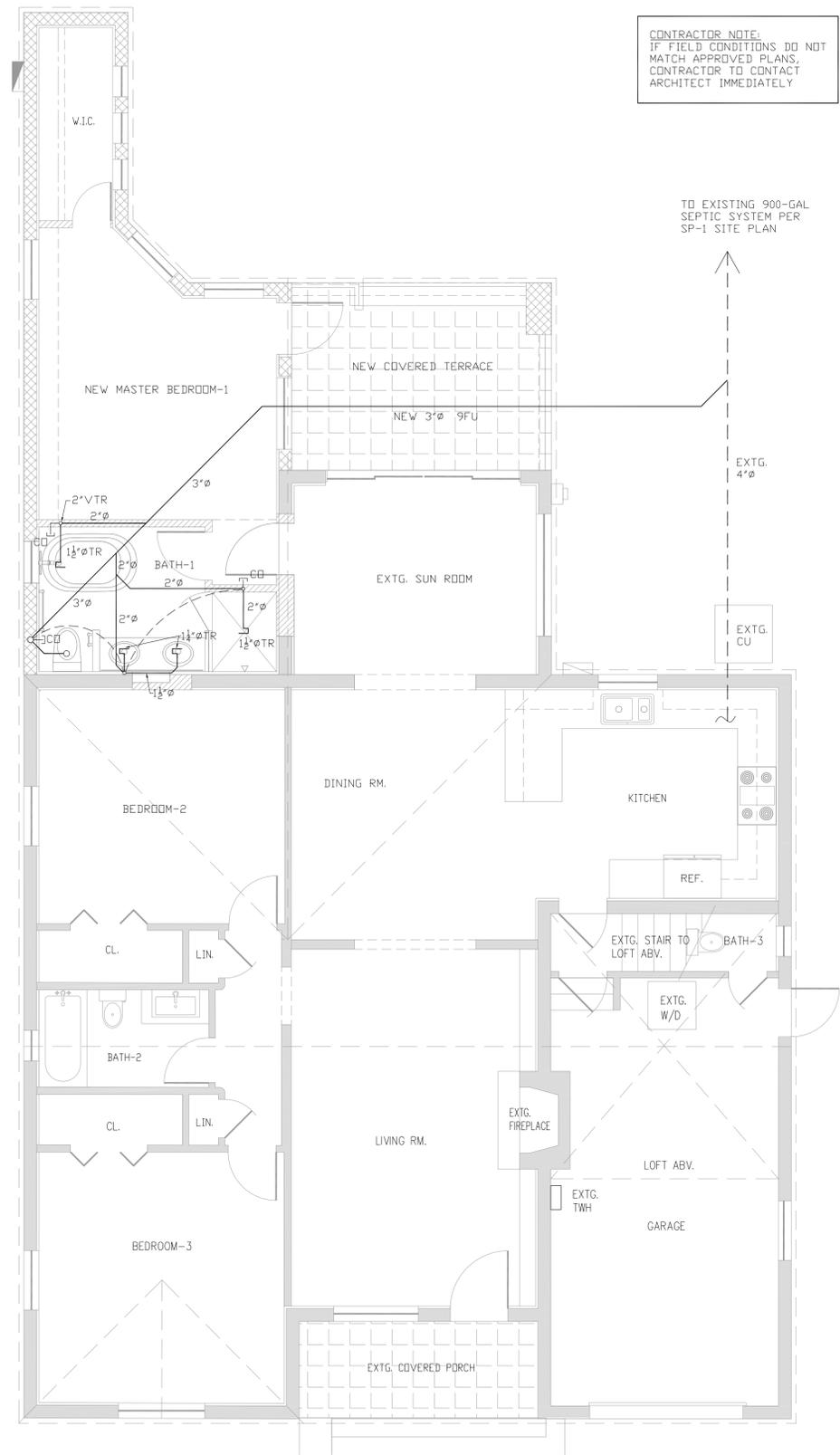
- NOTES:
- TURN OFF WATER AT METER BEFORE COMMENCING PLUMBING WORK.
 - ALL SANITARY LINES SHOWN ON PLAN ARE TO BE NEW UNLESS OTHERWISE SPECIFIED IN PLUMBING LEGEND.
 - NO CHANGE TO EXISTING 1" WATER MAIN
 - IF FIELD CONDITIONS DO NOT MATCH APPROVED PLAN, CONTRACTOR TO CONTACT ARCHITECT IMMEDIATELY.
 - PERFORM LEAK TEST AT ALL NEW PLUMBING FIXTURES.

PLUMBING LEGEND		WATER LINES
CO	CLEAN OUT	① 1/2" CW
CW	DOMESTIC COLD WATER	② 3/4" CW
HW	DOMESTIC HOT WATER	③ 1/2" HW
AAV	AIR ADMITTANCE VALVE	④ 3/4" HW
MSOV	MAIN SHUTOFF VALVE	⑤ 1/2" CW & 1/2"HW
VTR	VENT THRU ROOF	⑥ 3/4" CW & 1/2"HW
→	SANITARY SEWER PIPING	⑦ 3/4" CW & 3/4"HW
→	EXTG. SANITARY LINE	⑧ 1" CW
→	DOMESTIC COLD WATER PIPING	⑨ 3/8" CW
→	DOMESTIC HOT WATER PIPING	
P.O.C.	POINT OF CONNECTION	
HB	HOSE BIB	
UG	UNDERGROUND	
RIC	RUN IN CEILING	
△	SHOWER HEAD	
⊗	SHUTOFF VALVE	
⊗	RAIN SHOWER HEAD	
⊗	DIAGRAMATIC VENTING	

NOTE: USE THIS LEGEND IF PIPE SIZES ARE NOT INDICATED ON PLAN

TABLE P3111.3 SIZE OF COMBINATION DRAIN AND VENT PIPE

DIAMETER PIPE (inches)	MAXIMUM NUMBER OF DRAINAGE FIXTURE UNITS (dfu)	
	Connecting to a horizontal branch or stack	Connecting to a building drain or building sub-drain
2	3	4
2-1/2	6	26
3	12	31
4	20	50
5	160	250
6	360	575



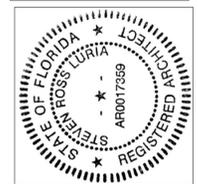
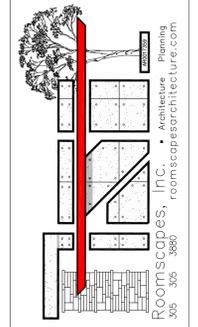
CONTRACTOR NOTE:
IF FIELD CONDITIONS DO NOT MATCH APPROVED PLANS, CONTRACTOR TO CONTACT ARCHITECT IMMEDIATELY

TO EXISTING 900-GAL SEPTIC SYSTEM PER SP-1 SITE PLAN

① SANITARY PLUMBING PLAN
SCALE: 1/4"=1'-0"

PROJECT NAME: SINGLE-FAMILY ADDITION
ADDRESS: 1024 OBISPO AVE.
CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA
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JOB No.: 20.01024.ADD

REVISIONS:

DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
SANITARY PLUMBING
PLAN, DETAILS,
NOTES

SHEET No.:
P-1

AIR ADMITTANCE VALVES:

AIR-ADMITTANCE VALVES SHALL CONFORM TO ASSE 1050. INDIVIDUAL, BRANCH AND CIRCUIT VENTS SHALL CONFORM TO ASSE 1051. AIR-ADMITTANCE VALVES SHALL BE INSTALLED AFTER THE DWV TESTING REQUIRED BY SECTION 312.2 OR 312.3 HAS BEEN PERFORMED.

THE HORIZONTAL BRANCH DRAIN SHALL CONNECT TO THE DRAINAGE LOCATION OF BRANCH STACK OR BUILDING DRAIN A MAXIMUM OF FOUR BRANCH INTERVALS FROM THE TOP OF THE STACK.

AIR ADMITTANCE VALVES SHALL BE LOCATED A MINIMUM OF 4 INCHES ABOVE THE HORIZONTAL BRANCH DRAIN OR FIXTURE DRAIN BEING VENTED. STACK-TYPE AIR ADMITTANCE VALVES SHALL BE LOCATED NOT LESS THAN 6 INCHES ABOVE THE FLOOD LEVEL RIM OF THE HIGHEST FIXTURE BEING VENTED. THE AIR ADMITTANCE VALVE SHALL BE LOCATED WITHIN THE MAXIMUM DEVELOPED LENGTH PERMITTED FOR THE VENT. THE AIR ADMITTANCE VALVE SHALL BE INSTALLED A MINIMUM OF 6 INCHES (152 MM) ABOVE INSULATION MATERIALS.

THE AIR ADMITTANCE VALVE SHALL BE RATED FOR THE SIZE OF THE VENT TO WHICH THE VALVE IS CONNECTED VENT REQUIRED.

ACCESS AND VENTILATION ACCESS SHALL BE PROVIDED TO ALL AIR ADMITTANCE VALVES. THE VALVES SHALL BE LOCATED WITHIN A VENTILATED SPACE THAT ALLOWS AIR TO ENTER THE VALVE.

WITHIN EACH PLUMBING SYSTEM, A MINIMUM OF ONE STACK VENT OR VENT STACK SHALL EXTEND OUTDOORS TO THE OPEN AIR.

FIXTURE UNITS

FIXTURE TYPE	FIXTURE UNIT	MIN. SIZE OF TRAP	FIXTURE TYPE	FIXTURE UNIT	MIN. SIZE OF TRAP
BATHUB / SH	2	1-1/2"	WASHER	2	3"
WATER CLOSET	3	3"	SINK W/ DW	2	1-1/2"
LAVATORY	1	1-1/4"	SINK	2	1-1/2"

TABLE P3105.1 MAXIMUM DISTANCE OF FIXTURE TRAP FROM VENT

SIZE OF TRAP (inches)	MIN. SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1-1/4	1/4	5
1-1/2	1/4	6
2	1/4	8
3	1/8	12
4	1/8	16

SHOWER NOTE

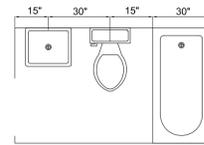
SHOWER/BATHUB COMPARTMENT MUST HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" (INCHES) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. (TYP.) PER FBC 2708

PLUMBING LEGEND		WATER LINES
CO	CLEAN OUT	① 1/2" CW
CW	DOMESTIC COLD WATER	② 3/4" CW
HW	DOMESTIC HOT WATER	③ 1/2" HW
AAV	AIR ADMITTANCE VALVE	④ 3/4" HW
MSOV	MAIN SHUTOFF VALVE	⑤ 1/2" CW & 1/2"HW
VTR	VENT THRU ROOF	⑥ 3/4" CW & 1/2"HW
→	SANITARY SEWER PIPING	⑦ 3/4" CW & 3/4"HW
→	EXTG. SANITARY LINE	⑧ 1" CW
→	DOMESTIC COLD WATER PIPING	⑨ 3/8" CW
→	DOMESTIC HOT WATER PIPING	
P.O.C.	POINT OF CONNECTION	
HB	HOSE BIB	
UG	UNDERGROUND	
RIC	RUN IN CEILING	
▽	SHOWER HEAD	
▽	SHUTOFF VALVE	
☒	RAIN SHOWER HEAD	
⋯	DIAGRAMATIC VENTING	

WATER HAMMER.

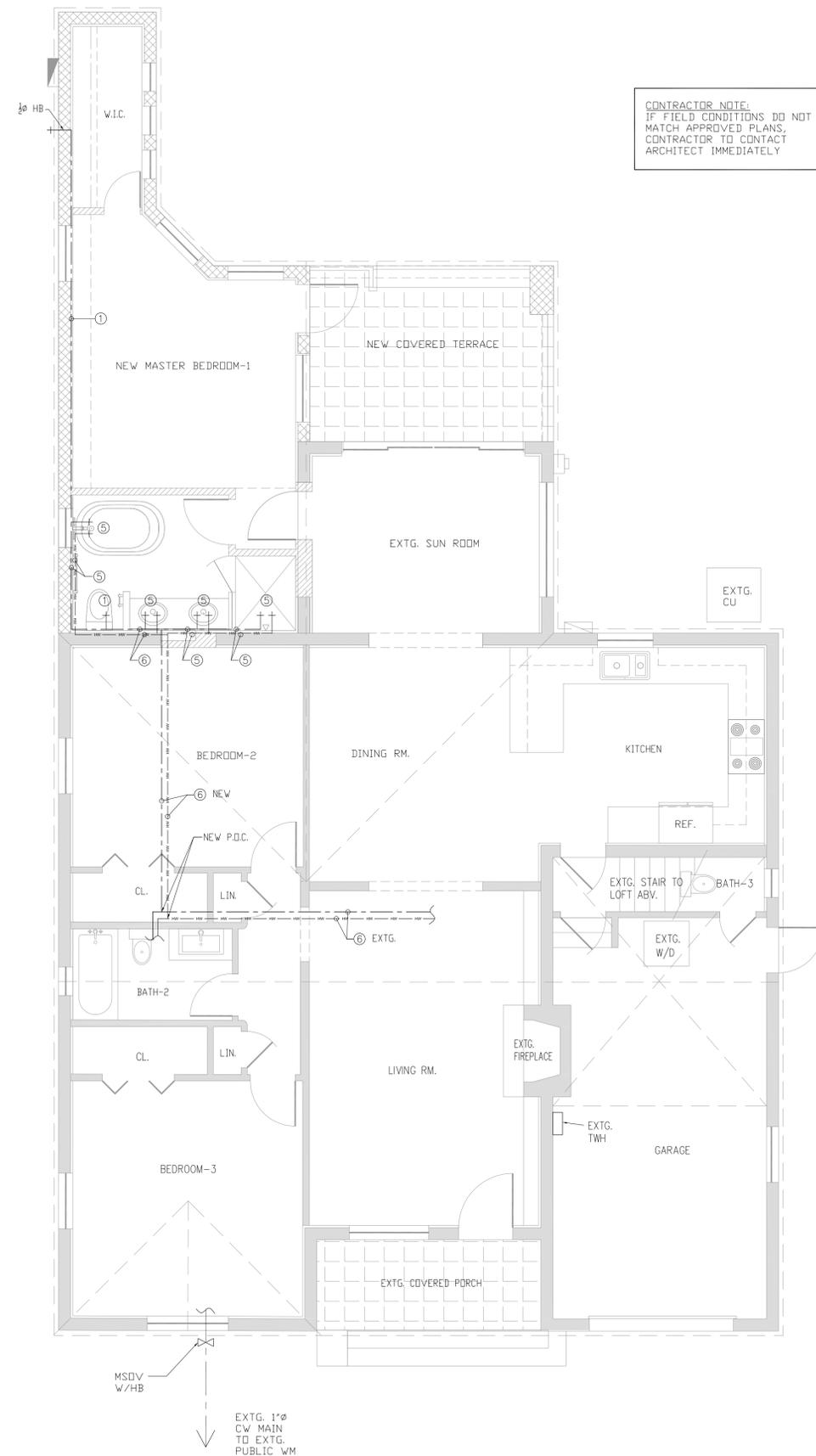
THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK CLOSING VALVE. WATER HAMMER ARRESTOR SHALL CONFORM TO ASCE 1010.

ACCESS SHALL BE PROVIDED TO WATER-HAMMER ARRESTOR. AS PER F.B.C.P. 604.9



FIXTURE CLEARANCES

SCALE: N.T.S.

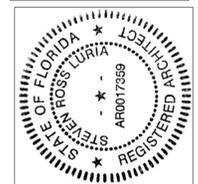
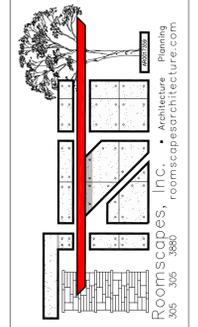


CONTRACTOR NOTE:
IF FIELD CONDITIONS DO NOT MATCH APPROVED PLANS, CONTRACTOR TO CONTACT ARCHITECT IMMEDIATELY

① WATER PLUMBING PLAN
SCALE: 1/4"=1'-0"

PROJECT NAME: SINGLE-FAMILY ADDITION
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JOB No.: 20.01024.ADD

REVISIONS:

DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
WATER PLUMBING PLAN, DETAILS

SHEET No.:
P-2

STRUCTURAL NOTES

GENERAL NOTES:
 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. AS A MINIMUM, CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE LAST EDITION, ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 350, AISI MANUAL 2002, NORTH AMERICAN SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS S02-01, AND AISI SPECIFICATIONS.
 ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-IN-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

CODES:
 THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING CODES

- BUILDING CODE : FLORIDA BUILDING CODE 2017 6TH EDITION
- CONCRETE : ACI 318-11
- STEEL : AISC 360-10 (14th Ed.)
- MASONRY : ACI 350-11
- WOOD : NDS 2012
- WIND : ASCE 7-10

DESIGN LOADS:
 THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS. DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7-10 AND FBC 2017, 6TH EDITION

ROOF:
 LIVE LOAD.....30 PSF
 DEAD LOAD.....25 PSF

WIND:
 DESIGN WIND SPEED = 175 MPH EXPOSURE C
 RISK CATEGORY II INTERNAL PRESSURE
 COEFFICIENT = + 0.18/- 0.18

SHOP DRAWING REVIEW:
 SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
 ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.
 SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CONTRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER.
 IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

CONCRETE:
 CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
 5,000 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-IN-GRADE
 5,000 PSI REGULAR WEIGHT FOR BEAMS, AND COLUMNS
 CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 4" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-34 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCONFORMANCE WITH THE ABOVE. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND MEETING ASTM STANDARD C-309, TYPE 1. CURING COMPOUNDS SHALL HAVE A FUGITIVE DYE. THE CURING COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER. REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
 A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
 1/2" FOR #5 AND SMALLER
 2" FOR #6 AND LARGER
 C. FOR CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 3/4" FOR SLABS, WALLS, AND JOISTS
 1-1/2" FOR BEAM AND COLUMN PRIMARY REINF., TIES, STIRRUPS

THE REINFORCEMENT FOR FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST THE GROUND SHALL HAVE NOT LESS THAN 3 INCHES OF CONCRETE BETWEEN THE REINFORCEMENT AND THE GROUND CONTACT SURFACE. IF CONCRETE SURFACES AFTER REMOVAL OF THE FORM ARE TO BE EXPOSED TO THE WEATHER OR BE IN CONTACT WITH THE GROUND, THE REINFORCEMENT SHALL BE PROTECTED WITH NOT LESS THAN 2 INCHES OF CONCRETE FOR BARS LARGER THAN #5 AND 1-1/2" FOR #5 OR SMALLER BARS. EXCAVATIONS FOR CONTINUOUS FOOTINGS SHALL BE CUT TRUE TO LINE AND GRADE AND THE SIDES OF FOOTINGS SHALL BE FORMED, EXCEPT WHERE SOIL CONDITIONS ARE SUCH THAT THE SIDES OF THE EXCAVATION STAND FIRM AND SQUARE. EXCAVATIONS SHALL BE MADE TO FIRM, CLEAN BEARING SOIL.
 WHEN POLYETHYLENE SHEETS ARE USED AS A VAPOR BARRIER BENEATH A GROUND FLOOR SLAB, THE SUB GRADE FOR THAT SLAB SHALL BE CONSIDERED A FORMED SURFACE FOR THE PURPOSE OF REINFORCING STEEL COVERAGE.

STRUCTURAL CONCRETE SHALL CONFORM WITH ACI-301 IT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS FOR SLABS FOR BEAMS AND COLUMNS.
 AGGREGATES SHALL BE CLEAN AND GRADED MAXIMUM SIZES 3/4" CONCRETE ASTM C-33 SHALL CONFORM TO ASTM C-94
 CONCRETE TESTING IS REQUIRED AS FOLLOWS: 1 SET OF 9 CYLINDERS FOR EVERY 50 CU. YDS. OF CONCRETE AS PER ASTM C-94
 MAXIMUM PERMISSIBLE SLUMP IS 5'-6" IN STRUCTURAL CONCRETE WITH THE EXCEPTION BEING SAND CEMENT GROUT
 REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED ACCORDING TO THE * MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES*. HOOK ALL DISCONTINUOUS TOP REINFORCING. PROVIDE CORNERS WITH 2# 5 X 5'-0" BEND. CLEAR COVER FOR REINFORCING BARS SHALL BE:
 G. BEAMS..... 3" UNFORMED FACES..... 3"
 SLABS.....3/4" FORMED FACES IN CONTACT W/EARTH..... 2"

REINFORCING STEEL:
 REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 X BAR NO., UNLESS OTHERWISE NOTED. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW. PROVIDE 3' X 3' CORNER BARS LAPPED AND TIED TO EACH BEAM REBAR. TYPICAL AT ALL CORNERS. THESE CORNER BARS SHALL BE THE SAME SIZE AS LONGITUDINAL BEAM BARS. SEE DETAILS FOR ADDITIONAL INFORMATION.

WELDED WIRE MESH:
 WELDED WIRE MESH SHALL BE ASTM A-185, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND SHALL BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

FORMWORK:
 FORMWORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".

MASONRY:
 ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE N, F.M = 1500 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. THE ENGINEER SHALL FURNISH INSPECTION OF ALL REINFORCED MASONRY STRUCTURES. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COARSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE S MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERT. MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD 9 GAGE LADUR-TYPE DUR-O-WALL (ASTM CLASS B-2, HOT-DIPPED GALVANIZED) AT ALTERNATE COURSES (6" ON CENTER), UNLESS OTHERWISE NOTED. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM 8". THIS REINFORCEMENT SHALL EXTEND 4 INCHES INTO TIE COLUMNS OR BE TIED TO STRUCTURAL COLUMNS WITH APPROVED METHODS WHERE STRUCTURAL COLUMNS REPLACE THE TIE COLUMNS.
 LAP VERTICAL REBAR 6 X BAR NO., U.D.N.
 MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE LAST EDITION OF FLORIDA BUILDING CODE. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASONRY" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CRITICALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

WOOD:
 1. ALL WOOD FOR BEAMS, BEARING WALLS, SOLE PLATES, TOP PLATES, BLOCKING, BRACING, LEDGERS, CRIPPLES, SILLS, ETC., SHALL BE SOUTHERN PINE NO. 2, KD-15, OR BETTER.
 2. MICRO-LAM BEAMS SHALL BE MANUFACTURED BY TRUS-JOIST CORP., OR APPROVED EQUAL, AND SHALL PROVIDE A MODULES OF ELASTICITY OF 2,000,000 PSI, A MIN. FLEXURAL STRESS OF 2,925 PSI, AND A MIN. HORIZONTAL SHEAR STRESS OF 285 PSI.
 3. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE-TREATED. WOOD FOR NON-STRUCTURAL USES SHALL BE RATED TO RETENTION LEVELS OF 0.25 PCF OF CHROMIATED COPPER ARSENATE (CCA). WOOD FOR STRUCTURAL USE THAT SHALL BE TREATED TO RETENTION LEVELS SHALL BE RATED TO RETENTION LEVELS OF 0.4 PCF OF CCA OR MORE.
 4. FOR STRUCTURAL USES, AVOID BUYING TREATED LUMBER THAT CONTAINS MORE THAN 1/2" OF HEARTWOOD.
 5. TO AVOID INHALATION OF SAWDUST PRODUCED BY PRESSURE TREATED WOOD, WEAR A DUST MASK AND WORK OUTDOORS. DISPOSE OF DUST AND SCRAP BY ORDINARY TRASH COLLECTION. DO NOT BURN IT! PRESSURE TREATED WOOD MAY PRODUCE VERY TOXIC FUMES.
 6. IN HIGHLY CORROSIVE ENVIRONMENTS, ALL WIND RESISTING HARDWARE INCLUDING THE HURRICANE STRAPS, SHALL BE MADE OF STAINLESS STEEL, OR SHALL BE DIPPED (AND SCRATCHES RE-PAINTED) IN COAL-TAR EPOXY PAINT.
 7. WOOD PREVIOUSLY USED AS FORMWORK SHALL NOT BE USED AS ROOF FRAMING OR SHEATHING.
 8. HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 9. HANGERS OR STRAPS THAT DO NOT MATCH EXACTLY THE ONES SPECIFIED ON THE DRAWINGS IN STEEL YIELD OR ULTIMATE STRENGTH, STEEL DIMENSIONS (LENGTH AND WIDTH), NUMBER AND DIAMETER OF HOLES FOR THE SAME SIZES OF NAILS OR BOLTS, AND/OR DO NOT HAVE THE SAME GENERAL SHAPE, WILL NOT BE ACCEPTABLE.
 10. NO POCKETS WILL BE ALLOWED IN CONCRETE OR STEEL MEMBERS FOR CONNECTION OF WOOD MEMBERS UNLESS THE CONNECTION DETAIL IS IN WRITING PRIOR TO INSTALLATION.
 11. ALL NAILS, SCREWS, AND BOLTS SHALL BE HOT-DIPPED GALVANIZED.

TERMITE PROTECTION:
 ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
 "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

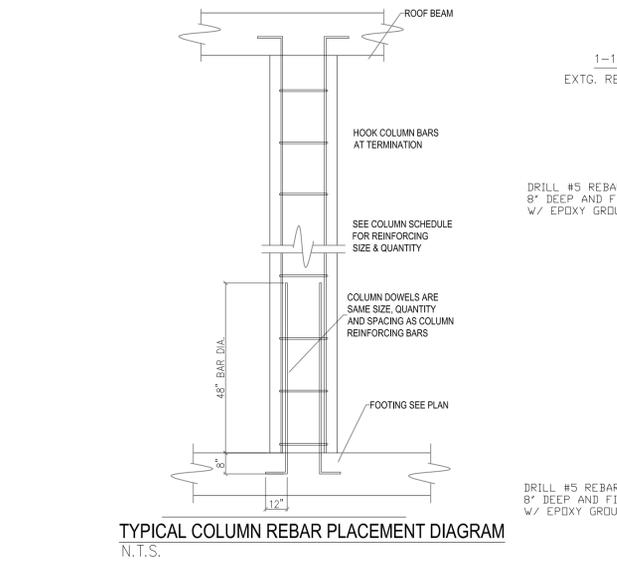
SOIL STATEMENT / FOUNDATION PREPARATION:

BASED ON VISUAL INSPECTION OF THE SITE, THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK HAVING A MINIMUM SOIL BEARING CAPACITY OF 2000 PSI. THE CONTRACTOR SHALL CONTACT THE A/E TO INSPECT THE SOIL CONDITIONS AT THE TIME OF FOUNDATION EXCAVATION AND A SIGNED AND SEALED LETTER SHALL BE SUBMITTED BY THE A/E TO THE BUILDING DEPARTMENT ATTESTING THAT THE SITE HAS BEEN INSPECTED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

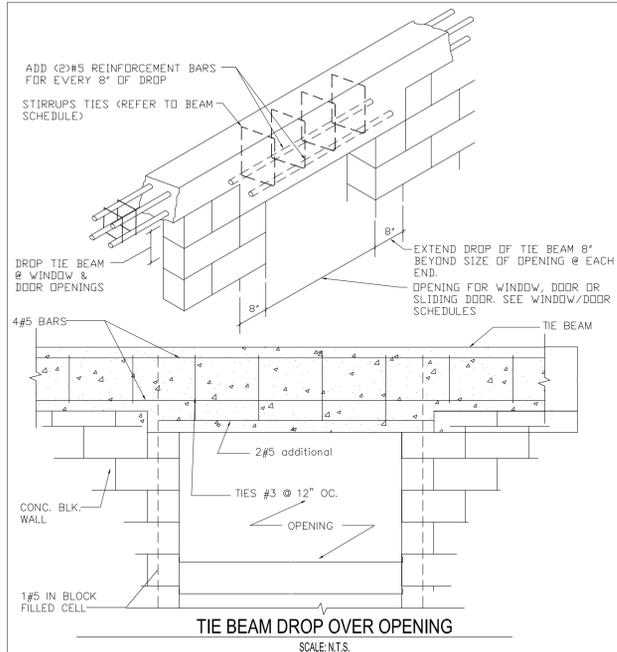
COMPACT FILL TO 95% MODIFIED PROCTOR TEST.

SHALLOW FOUNDATION SYSTEM WITH STRUCTURAL SLAB:
 A- EXCAVATE THE FOOTING AREAS ONLY AND DISPOSE WITH THE BLACK SAND WITH ORGANICS WHENEVER ENCOUNTERED (AVERAGE DEPTH OF 4'-6" BELOW LAND SURFACE).
 B- BACKFILL FOOTING AREAS TO REQUIRED ELEVATION USING CLEAN GRANULAR MATERIAL PLACED IN LIFTS NOT TO EXCEED 12" IN THICKNESS AND RECOMPACT TO A MINIMUM OF 95% OF ASHO T-180C.
 C- CARE SHOULD BE TAKEN NOT USE VIBRATION IN CASE OF EXISTING STRUCTURES IN THE VICINITY OF THE CONSTRUCTION AREA. IF THE VIBRATION CAN BE USED FOR COMPACTION, STATIC COMPACTION MAY BE APPLIED. HOWEVER, IN THIS CASE, THE COMPACTED LAYER SHOULD NOT EXCEED 12 INCHES IN THICKNESS.
 D- ALL CONSTRUCTION FILL MATERIAL SHALL BE CLEAN GRANULAR SOIL, FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, AND SHALL CONTAIN NO MORE THAN FIVE PERCENT FINES PASSING A U.S. STANDARD No. 200 SIEVE. (CLASSIFIED AS SW/GW). FILL MATERIAL BELOW THE WATER LEVEL SHALL CONSIST OF WASHED GRAVEL UNLESS DOWATERING IS EMPLOYED.
 E- VERIFY ALL COMPACTION EFFORT BY TAKING AN ADEQUATE NUMBER OF FIELD DENSITY TESTS IN EACH LAYER OF COMPACTED MATERIAL AND IN EACH FOOTING PAD.
 F- ALL SLAB SHALL BE DESIGNED AS STRUCTURAL SLABS TO AVOID SETTLEMENT.
 G- ALL GEOTECHNICAL WORK MUST BE PERFORMED UNDER THE SUPERVISION OF OUR GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO VERIFY COMPLIANCE WITH OUR SPECIFICATIONS AND THE FLORIDA BUILDING CODE.
 H- REPRESENTATIVE SAMPLES ON SITE AND PROPOSED FILL MATERIAL SHALL BE COLLECTED AND TESTED TO DETERMINE THE CLASSIFICATION AND COMPACTION CHARACTERISTICS.
 I- IN CASE OF EXISTING STRUCTURES, EXISTING FOOTINGS NEW FOUNDATIONS AND PROPOSED DRAINAGE LINES PROVISIONS SHALL BE MADE BY THE STRUCTURAL ENGINEER, THE CIVIL ENGINEER, AND SITE CONTRACTOR TO PROTECT ALL FOOTINGS FROM FUTURE EROSION, UNDERMINING AND EXPOSURE. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED OF THESE CONDITIONS TO EVALUATE THE APPLICABILITY OF HIS RECOMMENDATIONS.
 WHEN FOUNDATION WALL ARE TO BE POURED SEPARATELY FROM THE FOOTING, THEY SHALL BE KEVED AND DOWELED TO THE FOOTING WITH NO LESS THAN #4 DOWELS, 20 DIAMETERS IN LENGTH ABOVE AND BELOW THE JOINT, SPACED NOT MORE THAN 4 FEET APART, WHERE FOOTING DEPTH DOES NOT ALLOW STRAIGHT DOWELS, STANDARD HOOKS WILL BE ALLOWABLE. FOOTING EXCAVATIONS AND SLAB SUBGRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557.

THE ABOVE FOUNDATION RECOMMENDATIONS BEING ACHIEVED AND VERIFIED, THE EXISTING AND PROPOSED STRUCTURES DESIGNED FOR A SHALLOW FOUNDATION SYSTEM WITH A NET STATIC PERMISSIBLE SOIL BEARING PRESSURE NOT LESS THAN 2000 P.S.F. ALL FOOTINGS SHALL BE BASED AT A DEPTH OF NOT LESS THAN 12 INCHES BELOW THE LOWEST ADJACENT GRADE.

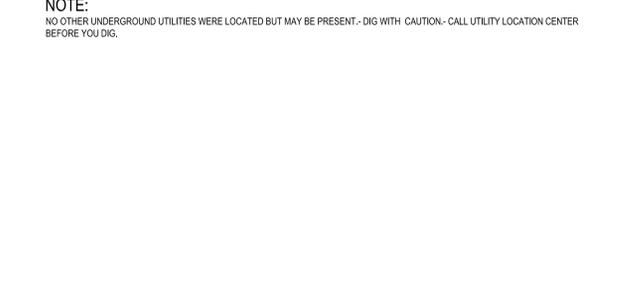


TYPICAL COLUMN REBAR PLACEMENT DIAGRAM
 N.T.S.

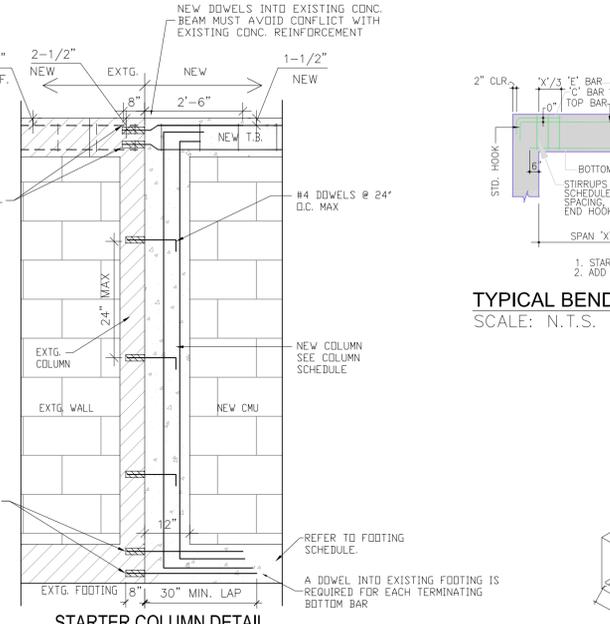


TIE BEAM DROP OVER OPENING
 SCALE: N.T.S.

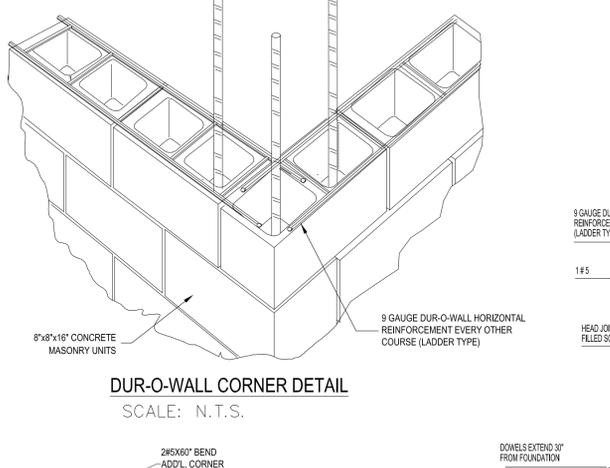
PRODUCT CONTROL APPROVAL AND SHOP DRAWING NOTES:
 ALL APPROVED SHOP DRAWINGS SHALL BE REVIEWED BY THE ENG. OF RECORD AND SUBMITTED AND PROCESSED AT THE BUILDING DEPARTMENT. PRODUCT CONTROL APPROVAL AND SEPARATE BUILDING PERMITS SHALL BE REQUIRED FOR THE FOLLOWING ITEMS: WINDOWS & DOORS.
NOTE:
 NO OTHER UNDERGROUND UTILITIES WERE LOCATED BUT MAY BE PRESENT - DIG WITH CAUTION - CALL UTILITY LOCATION CENTER BEFORE YOU DIG.



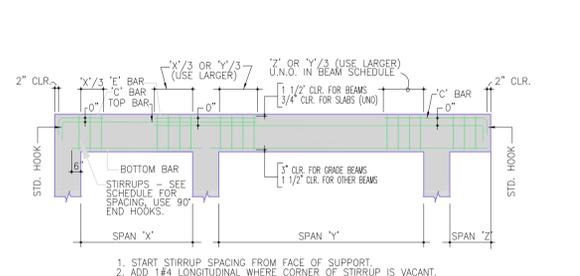
CORNER REINFORCING DETAIL FOR ALL TIE BEAMS
 SCALE: N.T.S.



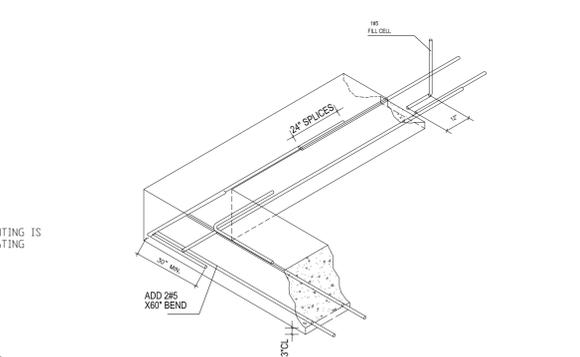
STARTER COLUMN DETAIL
 TYPICAL
 N.T.S.



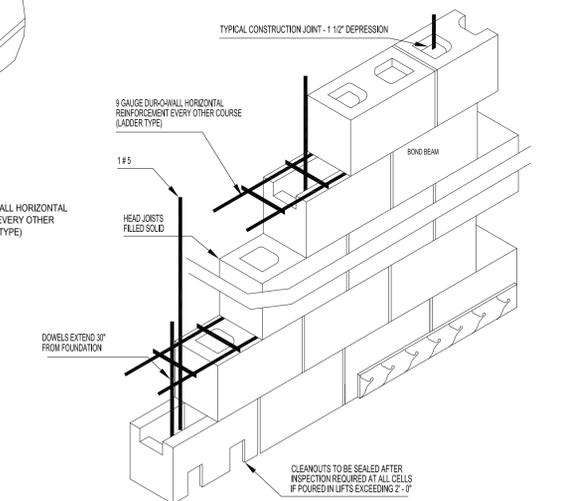
DUR-O-WALL CORNER DETAIL
 SCALE: N.T.S.



TYPICAL BENDING DIAGRAM FOR CONCRETE BEAMS
 SCALE: N.T.S.



CORNER REINFORCING DETAIL FOR ALL FOUNDATION
 SCALE: N.T.S.



TYPICAL MASONRY WALL REINFORCING
 SCALE: N.T.S.

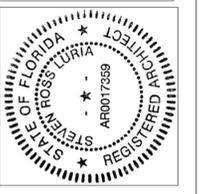
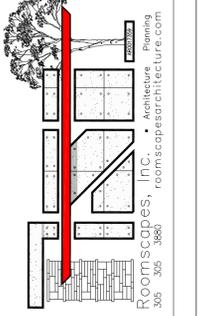
STRUCTURAL INDEX	
S-0	STRUCTURAL NOTES, DETAILS
S-1	SCHEDULES, DETAILS
S-2	FOUNDATION PLAN, NOTES
S-3	ROOF FRAMING PLAN, NOTES
S-4	SECTIONS
S-5	ELEVATIONS - WIND PRESSURES

TYPE OF MATERIAL FOR FIELD AND SOIL:
 CLEAN MIXTURE OF SAND LIME ROCK FILL IN COMPACTED LAYERS NOT TO EXCEED 12" IN THICKNESS. COMPACT EACH LAYER TO A MINIMUM OF 95% OF THE OPTIMUM DRY DENSITY AS PER AASHTO T180.

GRAVITY DESIGN LOAD			
DL =	ROOF = 25 (INCLUDE SELF WT)	LL =	ROOF = 30 PSF
WIND LOAD CALCULATION (BASED ON ASCE - STANDARD 7-10 & FBC 2017 6TH EDITION)			
1. BASIC WIND SPEED	(V)	=	175 MPH
2. WIND IMPORTANCE FACTOR	(I)	=	1.0
3. WIND EXPOSURE	(K)	=	"C"
4. INTERNAL PRESS. COEFF.	(Gcp)	=	+/- 0.18
5. MEAN ROOF HEIGHT	(h)	=	
6. DIST.	(a)	=	

PROJECT NAME: SINGLE-FAMILY ADDITION
ADDRESS: 1024 OBISPO AVE., CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA
 9641 SW 100 AVENUE MIAMI, FL. 33176
 LICENSE NO.: AR 0017359
 305-305-3880



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE ORIGINAL AND UNREPRODUCED WORK OF THE ARCHITECT. THE SAME MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

JOB No.: 20.01024.ADD

REVISIONS:

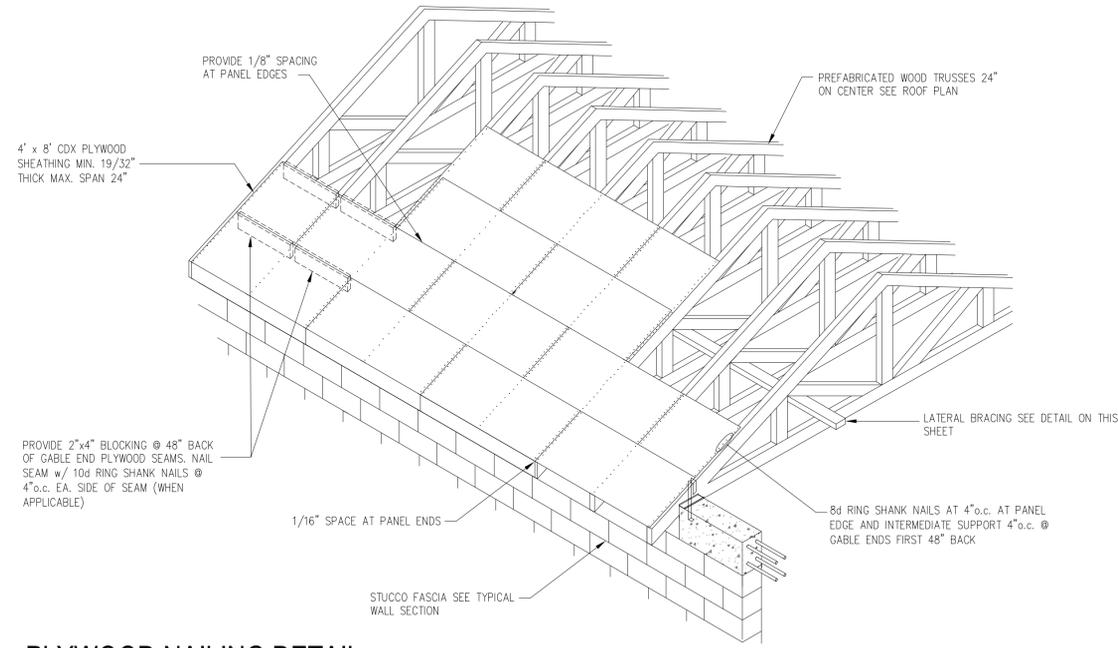
DATE: 8/08/2020
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DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
 STRUCTURAL NOTES, DETAILS

SHEET No.: S-0

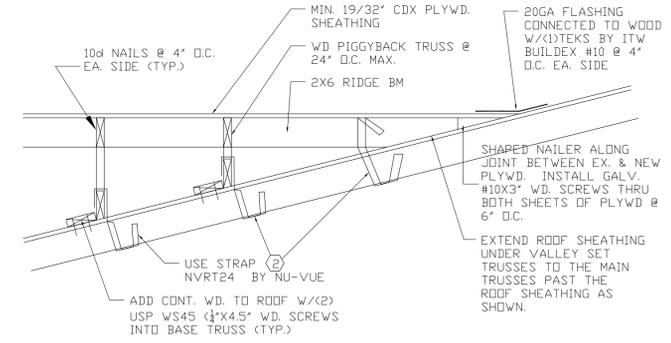
PLYWOOD DIAPHRAGM

- FLOOR DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "A.P.A. DESIGN / CONSTRUCTION GUIDE - DIAPHRAGMS" AND THE LOCAL BUILDING CODE.
- PLYWOOD ROOF SHEATHING SHALL BE 19/32" MINIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.
- CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 8d GALVANIZED RING SHANK NAILS, SPACED AT 4" O.C. MAX. AT SUPPORTED EDGES AND AT 8" O.C. ALONG INTERMEDIATE SUPPORTS. GABLE ENDS NAIL SPACING SHALL BE 10d RS NAILS @ 4" O.C. MAX.
- INSPECTIONS: SHALL COMPLY WITH THE LOCAL BUILDING CODE REQUIREMENTS FOR INSPECTIONS (BY THE MUNICIPALITY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.



PLYWOOD NAILING DETAIL

SCALE: N.T.S.



1 PIGGY-BACK FRAMING DTL.
SCALE: 3/4"=1'-0"

PROJECT NAME: **SINGLE-FAMILY ADDITION**

ADDRESS: **1024 OBISPO AVE.**

CORAL GABLES, FL 33134

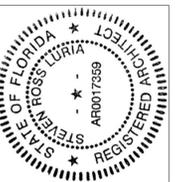
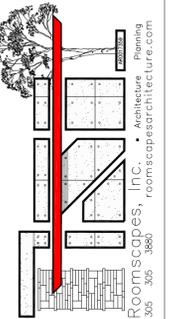
OWNER: **WILLIAM JOHN REILLY**

PROPERTY ID: **03-4107-014-0310**

ARCHITECT: **STEVEN LURIA, RA**

9641 SW 100 AVENUE
MIAMI, FL. 33176

LICENSE NO.: AR 0017359
305-305-3880



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JOB No.: **20.01024.ADD**

REVISIONS:

DATE: 8/08/2020
CHECKED BY:
DRAWN BY: SRL
PLOT: 100%

SHEET INDEX:
DETAILS, NOTES

SHEET No.:
S-1

SOIL STATEMENT

BASED ON VISUAL INSPECTION OF THE SITE, THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK HAVING A MINIMUM SOIL BEARING PRESSURE OF 2000 PSI. THE CONTRACTOR SHALL CONTACT THE A/E TO INSPECT THE SOIL CONDITIONS AT TIME FOUNDATION EXCAVATION AND A SIGNED AND SEALED LETTER SHALL BE SUBMITTED BY THE A/E TO THE BUILDING OFFICIAL/DEPARTMENT ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

COMPACTION NOTE:

COMPACT FILL TO 95% MODIFIED PROCTOR TEST. LAB REPORT IS TO BE SUBMITTED TO A/E BEFORE CONSTRUCTION STARTS.

LEGEND

- 8" REINFORCED MASONRY CONCRETE WALLS W/ (1) #5 @ 40" O.C. ON 4000 PSI GROUTED CELL (8RMS40) ON SPREAD FOOTING PER FOUNDATION SCHEDULE (WF18)
- 8" CMU WITH #5 VERTICAL IN 4000PSI GROUT FILLED CELL
- NEW WINDOWS AND DOOR OPENING
- NEW DOOR OPENING
- EXISTING WALL, PARTITION, OR COLUMN TO REMAIN.
- NEW COLUMN FOOTING PER FOOTING SCHEDULE
- ROUGH OPENING
- EXISTING WALL BELOW SLAB
- NEW CONCRETE COLUMN PER COLUMN SCHEDULE

SLAB SCHEDULE

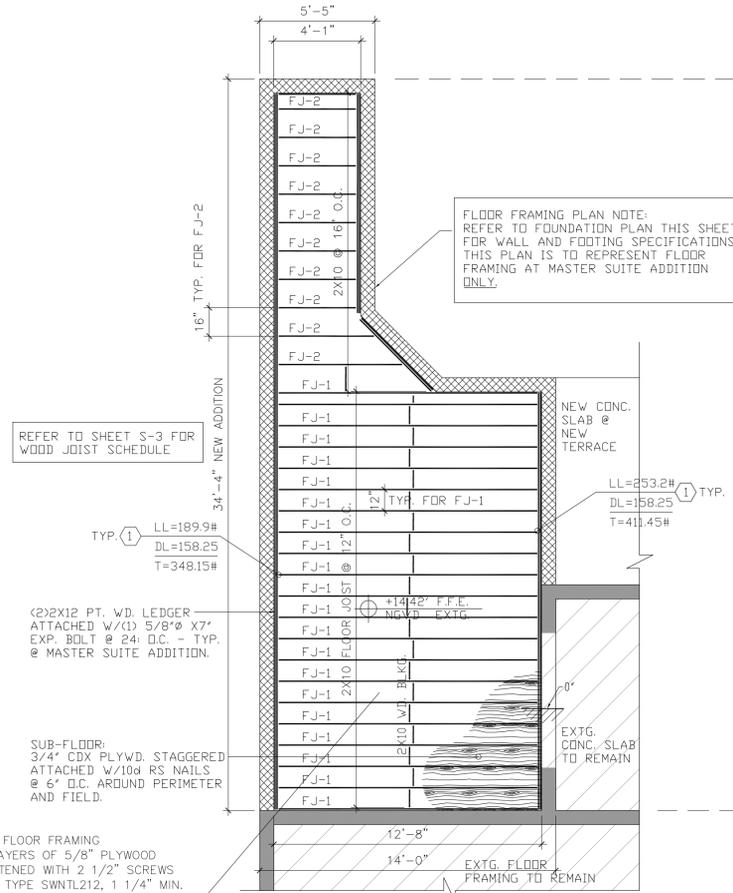
S1	NEW 4" CONC. SLAB REINFORCED (3000 P.S.I.) WITH 6" X 6" W14 X W14 W.W.M. ON CLEAN SAND FILL PLACED IN 12" MAXIMUM THICK LAYERS WELL COMPACTED FINISHED DENSITY 95% BY MODIFIED PROCTOR TEST. APPROVED 6 MIL VAPOR BARRIER & CLEAN COMPACTED TERMITE TREATED FILL (TYP. THROUGHOUT).
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FOUNDATION SCHEDULE

MARK	SIZE	REINFORCING			REMARKS
		WIDTH	HEIGHT	(@)BOTTOM (T)TOP TRANSVERSE	
TE-12	12"	12"	(2) #5	-	THICKENED EDGE
WF-18	18"	12"	(2) #5 CONT.	#5 @ 32" O.C.	SPREAD WALL FOOTING #5 @ 12" O.C. TRANSVERSE
F-4	48" X 48"	12"	(5) #5 EW	-	NEW COLUMN FOOTING

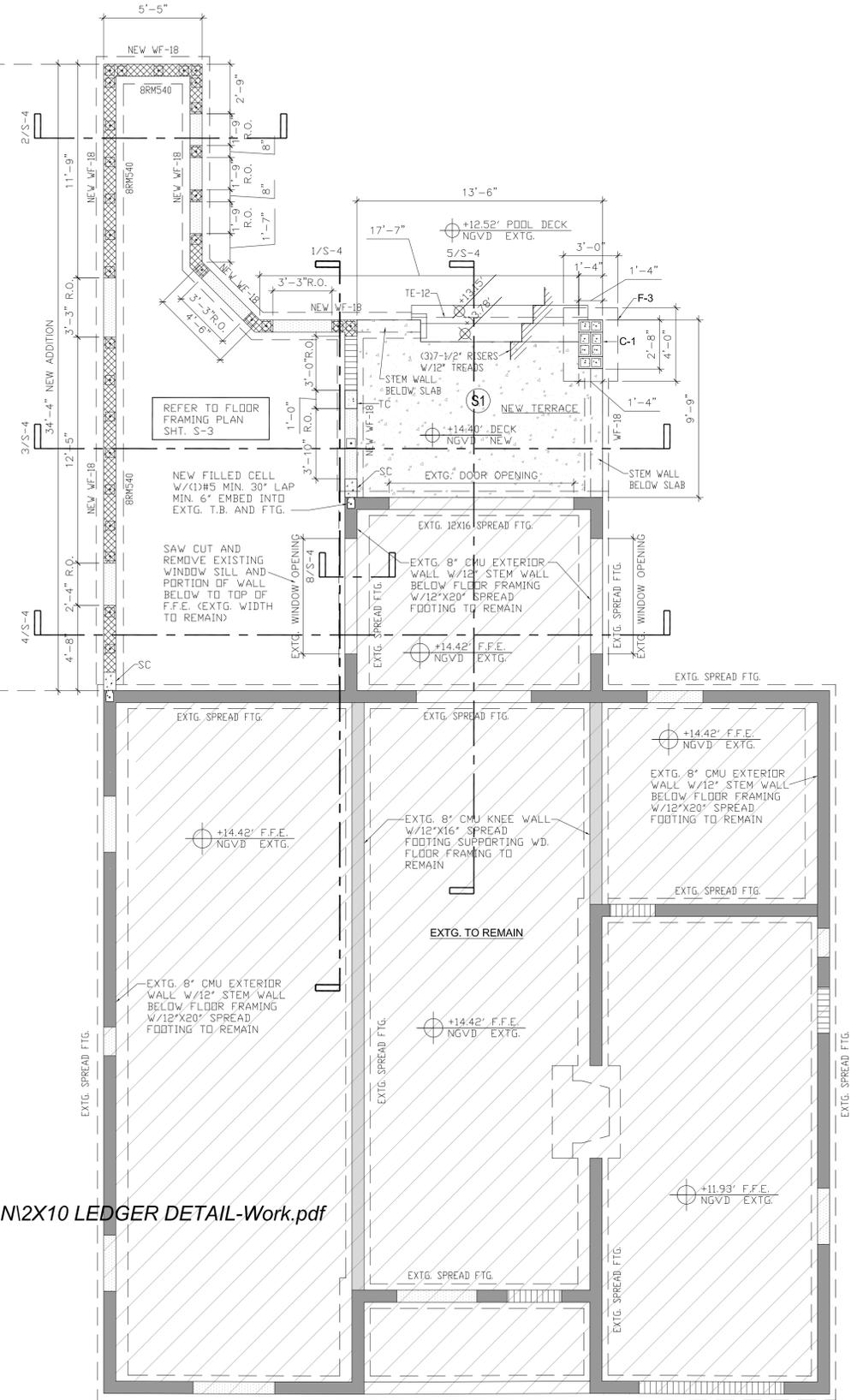
COLUMN SCHEDULE

GRAPHIC	MARK	SIZE		REINFORCING		REMARKS
		WIDTH	DEPTH	VERT	HOOPS	
	C-1	16"	32"	(1) #5 EA. CELL	#3 @ 16" O.C.	TERRACE COLUMN STAGGERED 8X16 CMU BLOCKS USE KNOCK OUT BLOCK EVERY 2 ROWS TO ALLOW HORIZONTAL REINFORCING
	SC	8"	12"	4 #5	#3 @ 8" O.C.	CONCRETE STARTER COLUMN PER DETAIL SHEET S-1
	TC-1	8"	12"	4 #6	#3 @ 8" O.C.	NEW TIE COLUMN



① LEDGE DETAIL N.T.S.

② FLOOR FRAMING PLAN SCALE: 1/4"=1'-0"

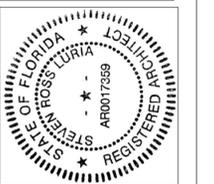
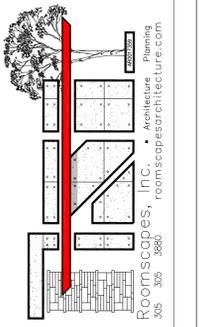


① FOUNDATION PLAN SCALE: 1/4"=1'-0"

Missing or invalid reference
 File: C:\PRINTS\2020\202029 - STEVE - PEDRAZA ADDITION\2X10 LEDGER DETAIL-Work.pdf
 Sheet: 1

PROJECT NAME: SINGLE-FAMILY ADDITION
ADDRESS: 1024 OBISPO AVE.
 CORAL GABLES, FL 33134
OWNER: WILLIAM JOHN REILLY
PROPERTY ID: 03-4107-014-0310

ARCHITECT: STEVEN LURIA, RA
 9641 SW 100 AVENUE
 MIAMI, FL 33176
 LICENSE NO.: AR 0017359
 305-305-3880



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JOB No.: 20.01024.ADD

REVISIONS:

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PLOT: 100%

SHEET INDEX: FOUNDATION PLAN,

SHEET No.: S-2

BEAM SCHEDULE									
MARK	SIZE		LENGTH	REINFORCING			TIES	TYPE	REMARKS
	WIDTH	HEIGHT		(B)BOTTOM	(T)TOP	(S)MIDDLE			
TB-1	8"	12"	CONTIN.	2#5	2#5	-----	#3 @ 12" O.C.	-----	TYPICAL CONC. TIE-BEAM
B-1	8"	12"	CONTIN.	2#5	2#5	-----	#3 @ 12" O.C.	-----	TYPICAL CONC. ROOF BEAM
B-2	8"	12"	CONTIN.	2#5	2#5	-----	#3 @ 12" O.C.	-----	TYPICAL CONC. ROOF BEAM
RAKE-1	8"	PER ROOF FRAMING							(2)#5 CONT. & (1)#5 @ 24" O.C. VERT IN 3000 PSI GROUTED CELL. SEE DETAIL 2/S-3
WB-1	(1) 2X10 #2								MASTER CLOSET WOOD RIDGE BEAM.

** BENT 30° LAPS @ CORNERS

WOOD JOIST & RAFTER SCHEDULE						
MARK	SIZE		SPACING	DESCRIPTION	FASTENERS	REMARKS
	W	D				
FJ-1	2"	10"	12" O.C.	WD. FLOOR JOIST	SEE CONNECTOR SCHEDULE	MASTER SUITE FLOOR FRAMING
FJ-2	2"	10"	16" O.C.	WD. FLOOR JOIST	SEE CONNECTOR SCHEDULE	MASTER SUITE FLOOR FRAMING
RR-1	2"	12"	24" O.C.	WD. ROOF RAFTER	SEE CONNECTOR SCHEDULE	ROOF RAFTER @ ADDITION
RR-2	2"	12"	16" O.C.	WD. ROOF RAFTER	SEE CONNECTOR SCHEDULE	ROOF RAFTER @ ADDITION

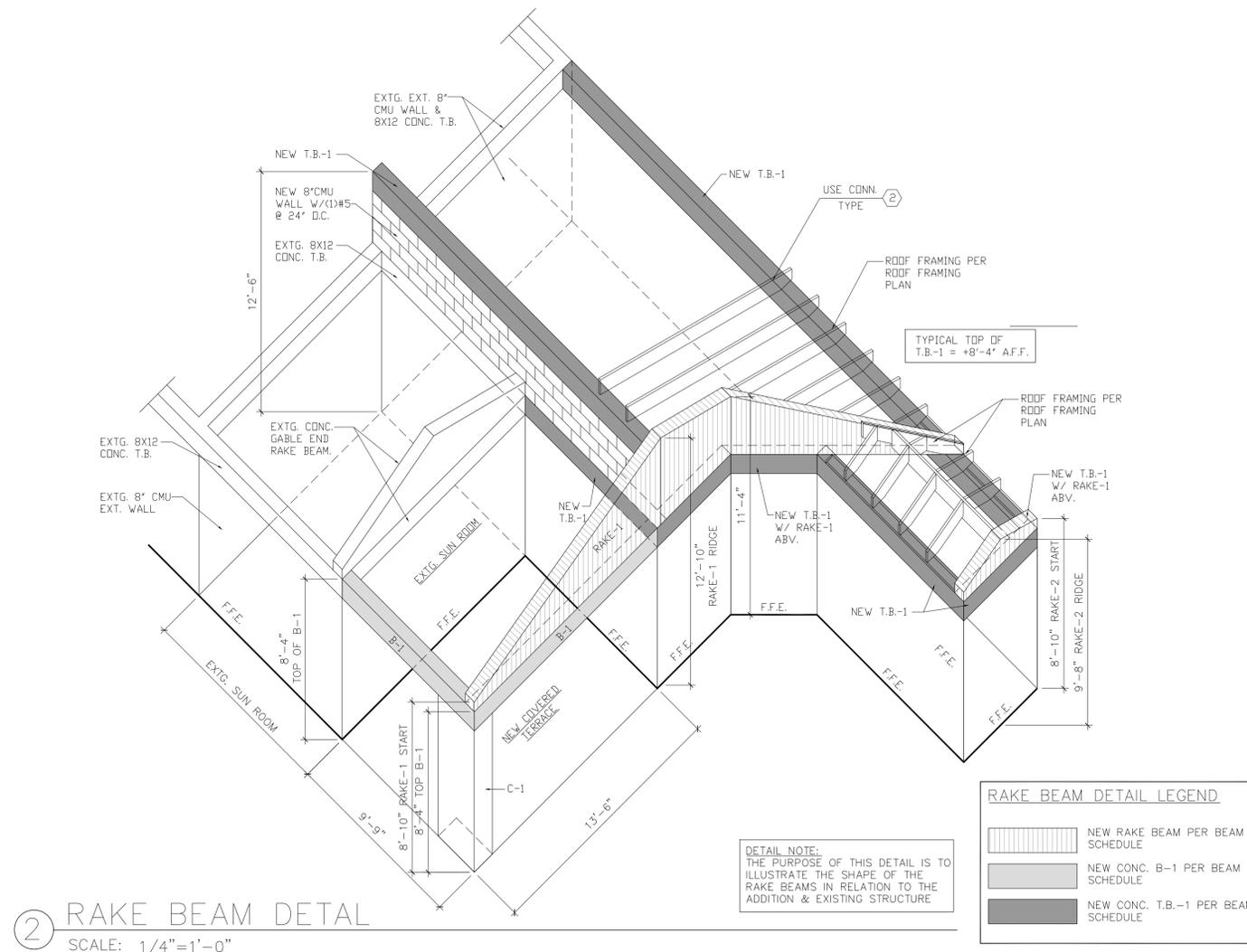
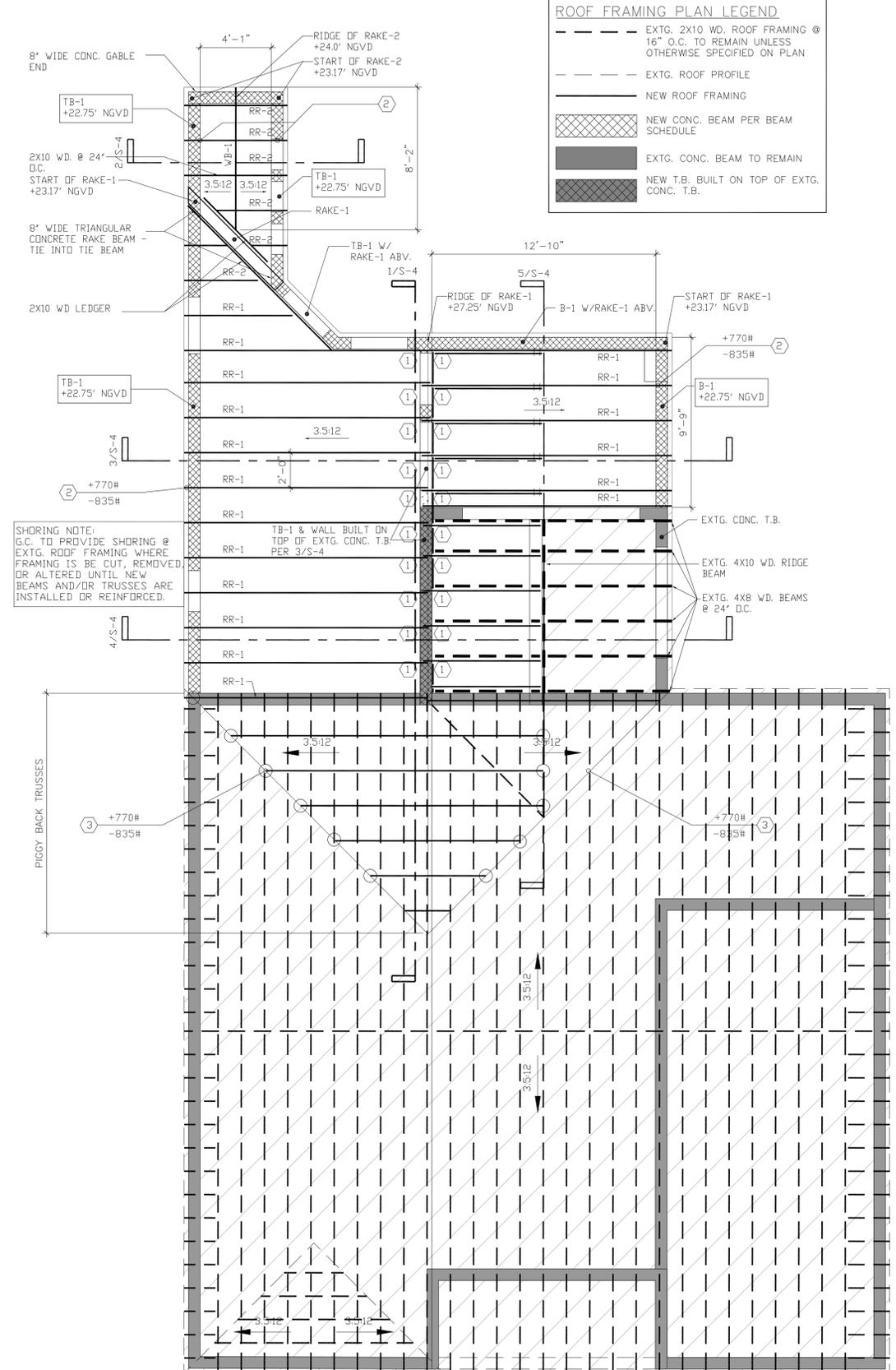
ALL LUMBER DIMENSIONS SHOWN ARE "NOMINAL" DIMENSIONS

CONNECTORS SCHEDULE								
MARK	CONNECTOR BY	FASTENERS		UPLIFT (Lbs)	L1	L2	NOTICE OF ACCEPTANCE #	REMARK
		TRUSS	SEAT					
1	NU-VUE NVJH28	(7) 10d X 1-1/2"	(14) 10d X 1-1/2" NAILS	1079 +1736			17-0802.08 EXP. 07-30-2020	JOIST HANGER @ FLOOR FRAMING
2	NU-VUE NVHTA-26	(16) 10d X 1-1/2"	(6) 10d X 1-1/2" NAILS	2336	1181	1631	15-0507.03 EXP. 07-30-2020	ROOF RAFTER @ ROOF FRAMING
3	NU-VUE NVRT30	(7) 16d X 1-1/2"	(7) 16d X 1-1/2" NAILS	1584	846		17-0802.09 EXP. 07-30-2020	STRAP @ PIGGY-BACK FRAMING
4								

GRAVITY DESIGN LOAD			
DL = ROOF = 25 (INCLUDE SELF WT)	LL = ROOF = 30 PSF		
DL = FLOOR = 25 (INCLUDE SELF WT)	LL = FLOOR = 30 PSF @ SLEEPING ROOMS		

WIND LOAD CALCULATION (BASED ON ASCE - STANDARD 7-10 & FBC 2017)			
1. BASIC WIND SPEED (X)	=	175 MPH	
2. WIND IMPORTANCE FACTOR (I)	=	1.0	
3. WIND EXPOSURE (C)	=	"C"	
4. INTERNAL PRESS. COEFF. (GCpi)	=	+/- 0.18	
5. MEAN ROOF HEIGHT (h)	=	14'-2"	
6. EAVE HEIGHT (h)	=	10'-8"	
7. ROOF SLOPE (a)	=	3 1/2" : 12" = 16.26°	
8. DIST. 10% OF L.H.D. (a)	=	3'-0"	

NET WIND UPLIFT PRESS. SCHED. ENCLOSED BUILDING				
ASCE 7-10 CATEGORY: C GGPI = ± 0.0	ZONE	TRUSS (psf)		OVER HANG
		P (+)	P (-)	
PRESS. COEFF. (GCpi) = +/- 0.18 MEAN ROOF HEIGHT (h) = 15.25' qh = 56.57 PSF "a" = 3'-9"	1	38.47	40.73	N/A
	2	38.47	85.99	114.27
	3	38.47	136.90	199.13
	4	66.75	52.04	N/A
	5	66.75	69.01	N/A

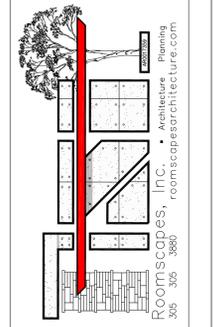


2 RAKE BEAM DETAIL
SCALE: 1/4" = 1'-0"

1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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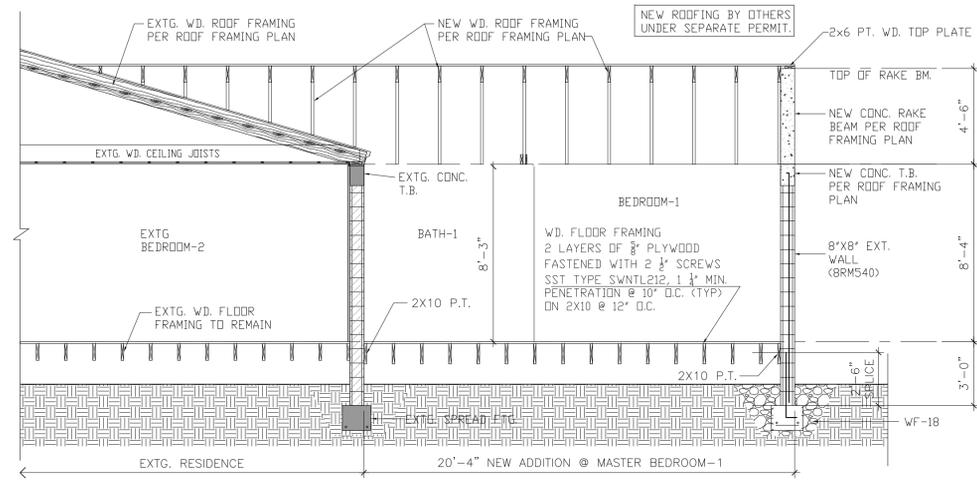
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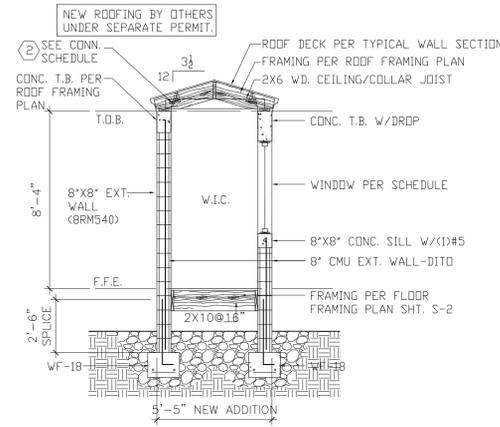
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SHEET INDEX:
 ROOF FRAMING PLAN

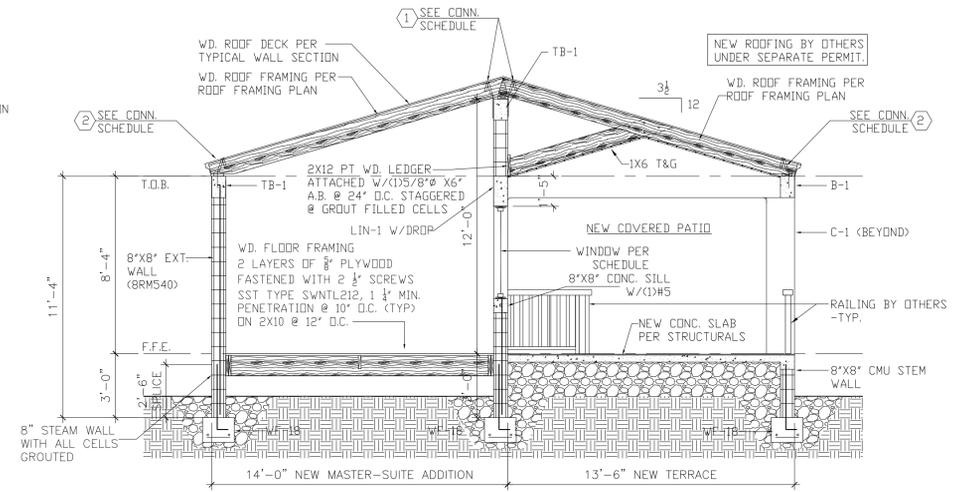
SHEET No.:
 S-3



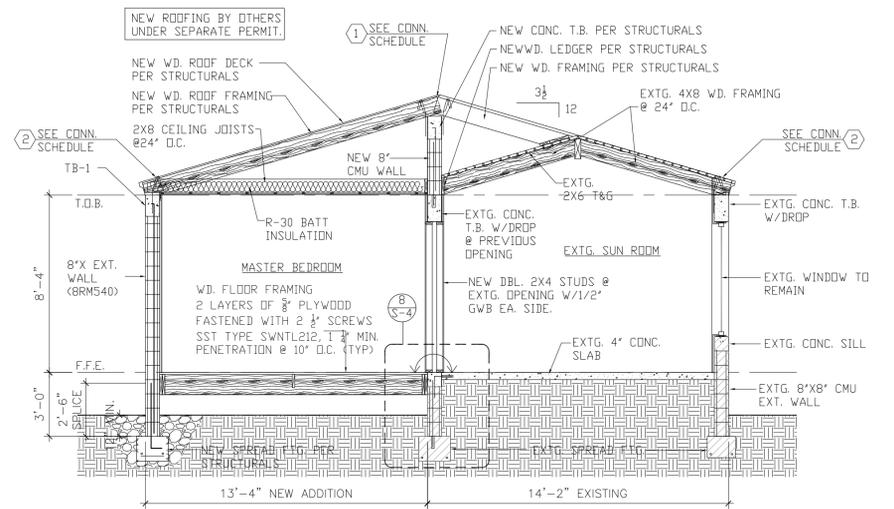
1 SECTION - A
SCALE: 1/4" = 1'-0"



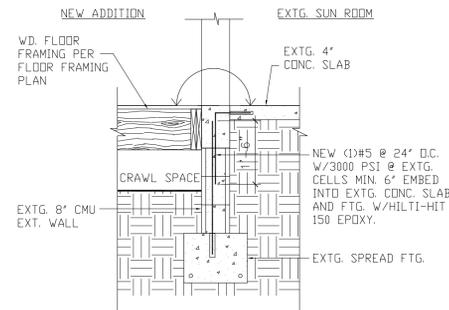
2 SECTION - B
SCALE: 1/4" = 1'-0"



3 SECTION - C
SCALE: 1/4" = 1'-0"



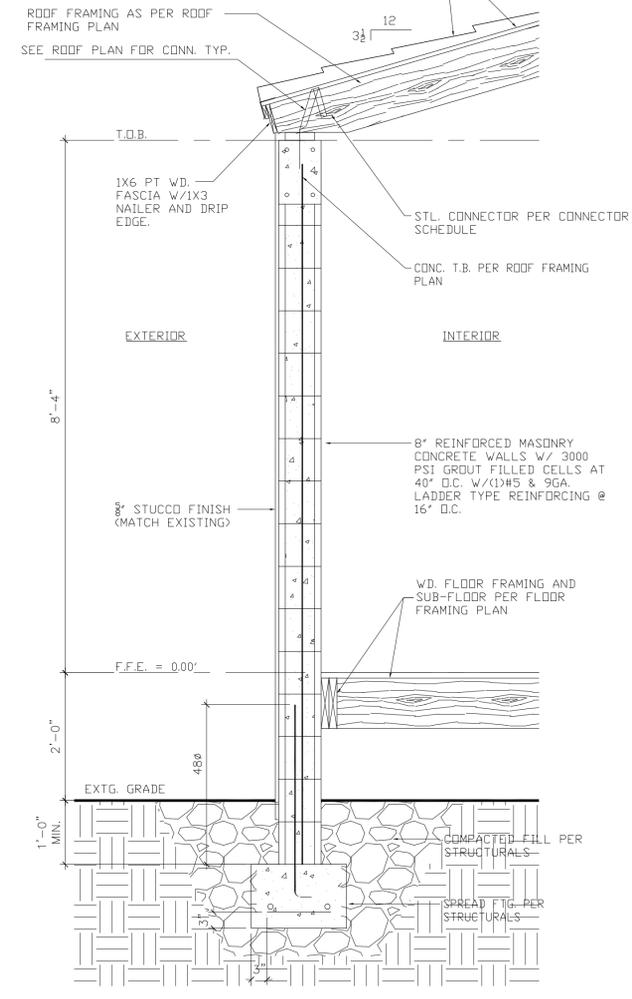
4 SECTION - D
SCALE: 1/4" = 1'-0"



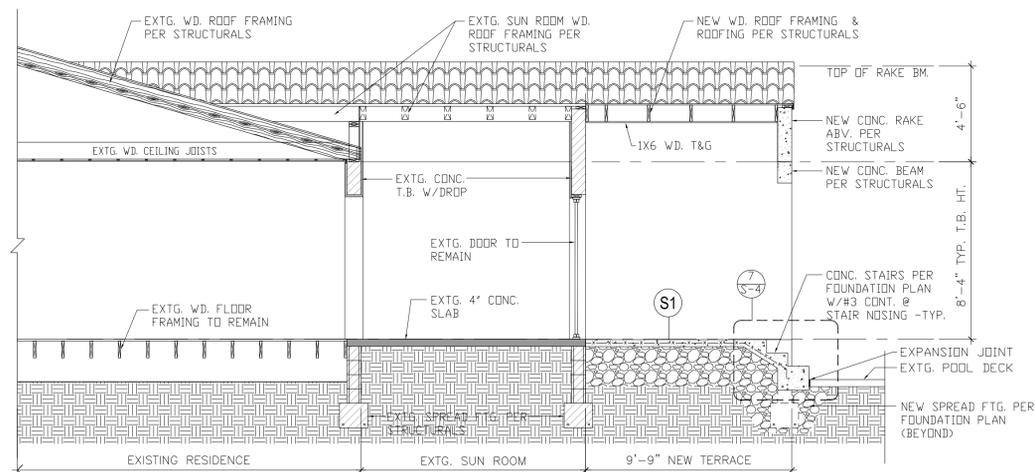
8 SECTION @ ADDITION/SUNROOM
SCALE: 1/2" = 1'-0"

SPANISH-S TILE ROOF ON 30# PAPER TIN-CAPPED AT 6" O.C. AND 90# HOT-MOPPED, PLACED ON 19/32" EXTERIOR GRADE PLYWOOD NAILED W/ 10d RING SHANKED GALV NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. PROVIDE MIN. 26 GAUGE GALV. MTL. FSH. MIN. USE RING SHANKED GALV. ROOF NAILS 4" O.C. AT ALL EAVES, VALLEYS, RAKED GABLE ENDS. -ROOFING BY OTHERS

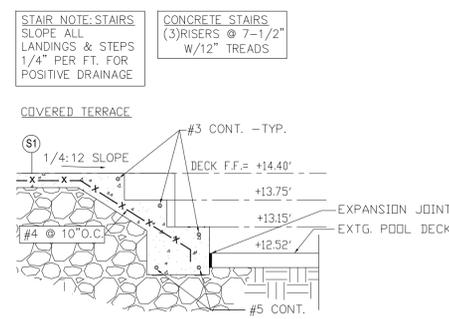
INSTALL BITUMINOUS TAPE ON ALL PLYWD JOINTS AS SECONDARY WATER BARRIER - TYPICAL



6 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



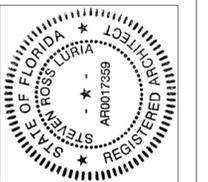
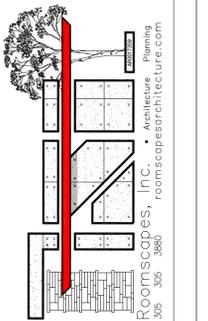
5 SECTION - E
SCALE: 1/4" = 1'-0"



7 CONC. STEPS @ TERRACE
SCALE: 1/2" = 1'-0"

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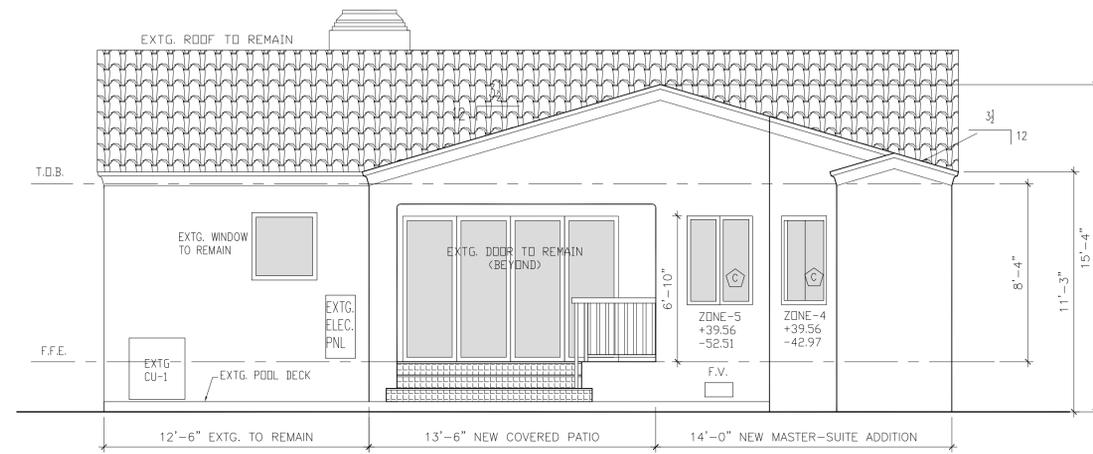
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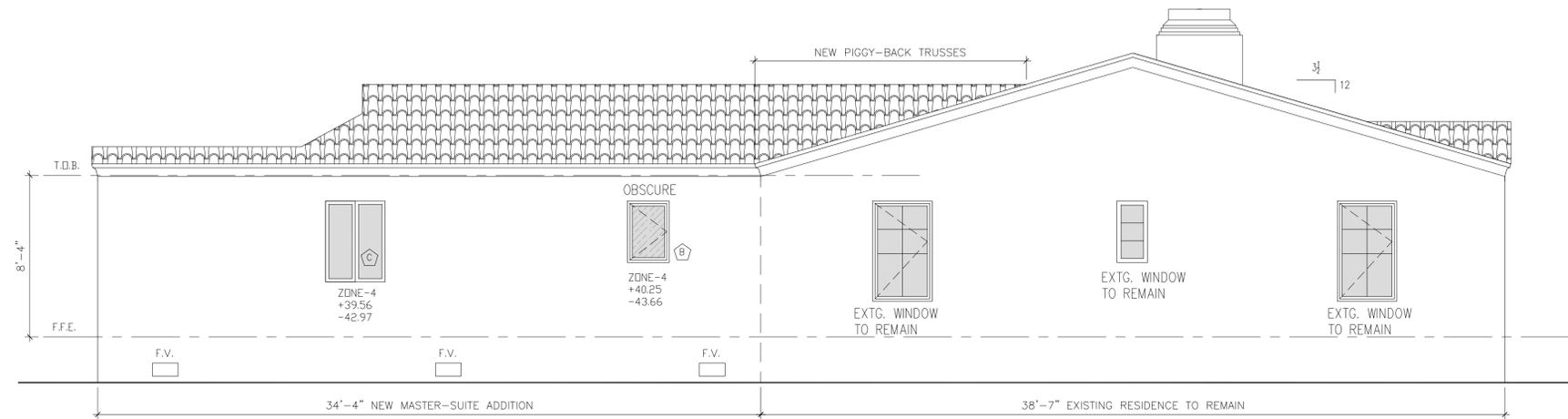
SHEET No.:
S-4



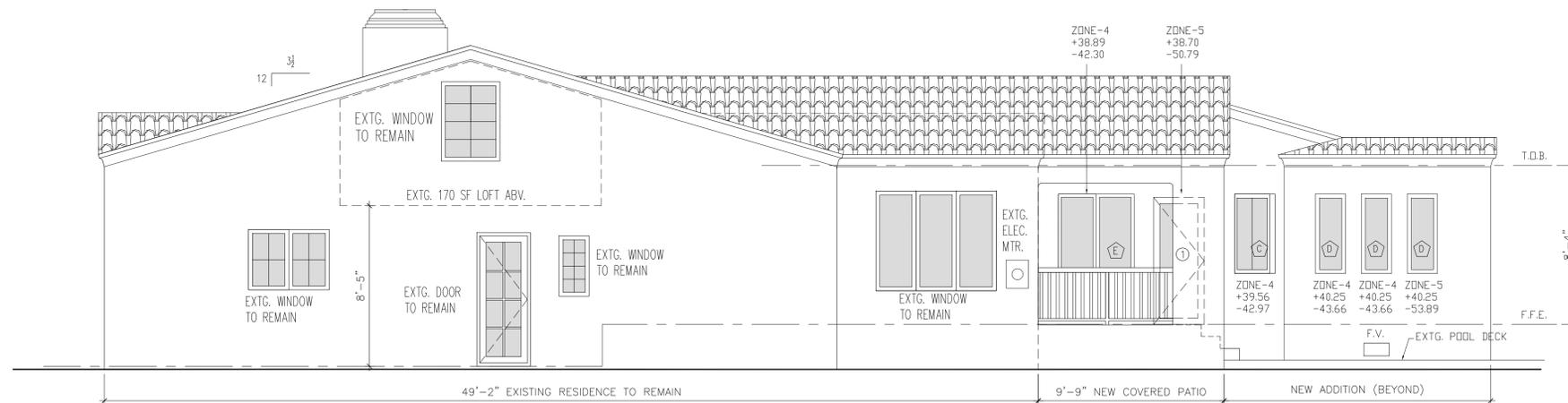
① FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



② REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



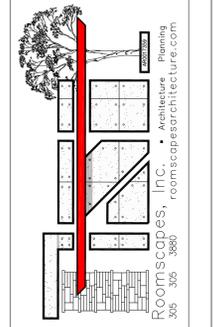
③ SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



④ SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"

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SHEET No.:
S-5

















